

TOWN OF TAMWORTH, NEW HAMPSHIRE

PLANNING BOARD

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Minutes for the Special Public Hearing on December 27, 2023

Topic- Amendments to the Regulations for the Subdivision of Land, dated 12/27/23.

Zoom- Randall Dearborn.

- Introduce the Planning Board (Sheldon) – Members present are: Sheldon Perry, Randall Dearborn, Andy Fisher, Nick Grant, Ian Haskell, Greg Hufford, Richard Doucette – Select Board Representative
Public present: Paul King, Gabrielle Watson via Zoom
- Open the Public Hearing. (Sheldon) – The hearing was opened at 6 pm by Sheldon Perry.
 - Rules of conduct governing the public hearing. (Sheldon) – Sheldon read the rules of conduct.
 - Introduce the SRR Committee members. (Andy) – Andy Fisher, Randall Dearborn, Ian Haskell
 - Initial remarks about the revision process. (Andy)
 - The summary of significant changes to the Subdivision Regulations. – one substantive change since the last meeting, regarding back lot options.
 - Other comments by the SRR Committee. As needed.
 - Open the public hearing to comments and questions from the public.
 - Richard Doucette – Select Board Representative – not a fan of back lots, but does not feel that it is a big deal. Likes the motivation to promote housing. 4 changes, pg 19&20 – J – mentions Flood Development Ordinance 2/28/2018 revision. Suggests using any further revision dates as the wording. Research reflects that the last change was in fact in 2016.

- Section M – should include district rather than zone, reference the ordinance as passed, or districts as adopted. Suggests fixing for next time.
 - Paul King – appreciates the efforts on this. Go into the important part, the road standards. Those are the most anti-housing elements of your regulations. Get rid of underground utilities and curbing. Allow gravel roads.
- Closing of Public Hearing (Sheldon) – The public hearing was closed at 6:16 pm.
- Consideration of further votes by the Planning Board as related to the Subdivision Regulations, the proposed Subdivision and Boundary Line Adjustment applications and the proposed Fee Schedule (PB-FEES-A02). See Planning Board minutes dated 12.27.23

Respectfully submitted,
Melissa Donaldson
Planning Board Clerk