

# TOWN OF TAMWORTH, NEW HAMPSHIRE

PLANNING BOARD

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## Minutes - Special Public Hearing on December 13, 2023

**Topic-** Amendments to the Regulations for the Subdivision of Land, dated 12/13/23.

**Zoom-** Randall Dearborn. (To be recorded.)

- Introduce the Planning Board (Sheldon) – The meeting was called to order at 6:00 pm. Present are: Sheldon Perry, Andy Fisher, Randall Dearborn, Nick Grant, Ian Haskell, Greg Hufford, Lianne Prentice-Select Board Representative.  
Paul King, Wyatt Berrier, Scott Aspinall, Robert Straw and Barbara Bloomberg are present. Present via Zoom – Willie Farnum, Jim and Maureen Diamond.
- Open the Public Hearing. (Sheldon) The hearing was opened at 6:01 pm.
  - Rules of conduct governing the public hearing. Sheldon read the Rules of Conduct for the Public Hearing.
  - Introduce the SRR Committee members. Members of the SRR Committee are: Andy Fisher, Ian Haskell and Randall Dearborn.
  - Initial remarks about the revision process. (Andy) – An explanation of why this revision took place was given by Andy.
    - **The summary of significant changes to the Subdivision Regulations.** The back lot provision is the most significant change since the last hearing.
    - **Why the revisions:** As explained by Andy and the SRR committee.
    - **Other comments by the SRR Committee.**
    - Open the public hearing to comments and questions from the public.

Robert Straw – asked what the back lot provision is about. Andy explained that there is no difference between residential or commercial in Tamworth. This is in favor of more development.

Paul King – the wording in regard to back lots (pg 12 2.b.ii) regarding the street determining frontage. He suggests deleting that wording. Andy explained the intention of the 200' from the street the frontage is on. Sheldon recommends that the parent lot have the 200' minimum distance from the street requirement.

Board discussion ensued around correcting the wording. Paul also commented about 150' lot being referred to the parent lot – where it would actually be a sibling. He recommends against making a third section. Lianne recommends removing the last portion about the 200'. End at minimum street frontage of 200'. And omit the remainder of the wording.

Scott Aspinall – expense will be higher the further back you go. 200' is a long way.

Willie Farnum – thank you. Topography of the land needs to be taken into consideration.

Randall – grew up with grandparents next door and it was wonderful.

Robert Straw – question about the groundwater ordinance and if this will need to be revisited then.

Barbara Bloomberg – has cluster housing been considered? Consensus of the Board is to remove the last segment as recommended above.

Public comment portion of the hearing is closed at 6:42 pm.

Andy made a motion to amend the section we have been discussing 2.b.ii to end at the parent lot street frontage of 200'.

Randall seconded. APPROVED

Sheldon proposed having the next public hearing on this regulation at the regular meeting of the Planning Board on December 27.

The public comment portion was reopened at 6:48 pm. Scott Aspinall - On 2.a-a question about the frontage of water bodies. He feels this is too restrictive.

Paul King – there was a change made to that area – limited to fourth order streams.

Robert Straw – how does this relate to manmade ponds. Great pond is defined by the State.

Public comment was closed at 6:53 pm.

Andy spoke about this document not being a final document, that changes will have to happen in the future.

Willie recommended voting on the final document at the next hearing.

Sheldon suggested holding the hearing at 5:30, prior to the regular meeting.

Lianne recommends starting the next meeting with the public hearing. (6 pm) then hold the regular business meeting with the continued public hearing.

Lianne made a motion to hold the next public hearing at 6 pm on December 27. Ian seconded. Lianne amended the motion to state as an agenda item. Ian seconded the amendment.

APPROVED

- Closing of Public Hearing -Sheldon closed the hearing at 7:06 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).

Boundary line adjustment application has the wrong header.

Page 3 of BLA app – plat requirements – following that add language to match the subdivision regulation. “The applicant shall submit two (2) versions of the plat: A plat for the Tamworth Planning Board review and another plat, upon Tamworth Planning Board approval, to be recorded at the Carroll County Registry of Deeds.” Typo in the word requirement on BLA and subdivision applications.

Mention of Bar Scale – the parentheses section needs to be removed on both applications.

Paul – not in the checklist but should be – all the requirements in Section 4- lot size, frontage, details that you may ask for a waiver on.  
Make a list of suggested changes and send to Sheldon, for the meeting on the 27<sup>th</sup> of December.

Sheldon – re: fee schedule - \$30 for the registry.

- Adjournment – Randall made a motion to adjourn at 7:16 pm, Greg seconded. The meeting was adjourned.

Respectfully submitted.  
Melissa Donaldson  
Planning Board Clerk