**TAMWORTH PLANNING BOARD**

**WORK SESSION DRAFT MINUTES**

**March 16, 2022**

**6:00 P.M.**

1. Call Meeting to Order – The meeting was called to order at 6:03 pm by Sheldon Perry. Present are: Sheldon Perry, Andy Fisher, Pat Farley, Randall Dearborn, Nick Grant, Ian Haskell, Paul King(member of public)

2. Subdivision Regulation Review Discussion

Paul King sent an additional list of concerns that the Board will review tonight. His concerns are below:

Page 10 Section C1 – definition – this is a duplicate definition. It is in the definition section.

C3 – delete – you can create non buildable lots – large subdivisions, etc. The Board does not see how this could be created as a nonbuildable lot.

D1 – Boundary line adjustments – delete – duplicate definition. There is a convenience with having the definition accessible in the section

D3 – resulting lot must be buildable – question mark this

Page 11 F – waiver requests – remove section as it is on page 14? This is a bit more detailed here. Remove from application portion?

12.E.1 – signatures – all owners must sign. Delete? The Board feels that a signature should be required.

13.F. 1-4, 6-9 and 15 – Put in chronological order? 5 to go somewhere else. Reorder these. Two plat requirements based on two separate plats, one with more information than another.

F1 - Delete mailing address of owner, change to street address.

F2 – delete street – this is in #9 – duplicate

F3 – end at subdivision. (Vicinity map wording needs clarification)

F4 – delete “to be set” and the last sentence.

Delete F5 – for urban or suburban situations – not applicable here.

F6 – insert existing driveways (reasonable with new plat requirements if agreed to)

F7 – delete square feet - State lot sizing is in square feet. Schedule A is in square feet.

F8 – water, ledges etc. – two plats – this would be a requirement for the decluttered plan

F9 – roads with names – would read existing and proposed roads with names – road vs. street – If not a public road, state that it is class VI or private road. Paul spoke about travel surface widths. Gravel has been subjective, paved have not been an issue. Leave it off.

F10 – delete whole section. This is in the road section

F14 – add lidar to the end. (Available technology)

F12 – soil survey – add or web soil survey. Update dates

G6 - Other information – delete all after “approval number is required.” Leave last sentence?

Pg 14 H1&2 – delete both. Discussed earlier. Deed recording – does PB have the authority to do this?

I1 – change suggested - application form says you can list up to three per sheet. Make this consistent with the form.

I2-I6 – merge with F – formatting issue. Put waivers in one section. Move page 11 waiver information to here and merge.

Pg 16 – certified mail/receipt requested. This has been discussed previously

Building code review – delete this section.

Page 18 J&K – waivers and conditional approval belong back in section I

Page 19 – 9.2 – special flood hazard areas – delete

Sheldon recommends taking the document and make all the suggested changes as a tracked document for ease of review of the document as it would look if the changes were in it.

3. Adjournment –Pat made a motion to adjourn at 7:08 pm, Randall seconded. The meeting was adjourned.

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk