

## **TAMWORTH PLANNING BOARD**

Minutes

May 24, 2023

6:00 P.M.

In-person: Town Office Building, 84 Main Street **or** Join Zoom Meeting:

Join Zoom Meeting

<https://us06web.zoom.us/j/85216848886?pwd=ZzZ0ekY4TnNsRjBrTE03Vlg3TXRGdz09>

Meeting ID: 852 1684 8886

Passcode: 334104

- 1). Call Meeting to Order- The meeting was called to order at 6 pm by Sheldon Perry. Present are: Sheldon Perry, Andy Fisher, Randall Dearborn, Ian Haskell, Greg Hufford, Nick Grant, Lianne Prentice-Select Board Representative
- 2). Approval of Minutes:
  - 4/26/23 – Andy made a motion to approve, Nick seconded. APPROVED
- 3). Officer and Committee Reports:
  - Secretary's Report – Andy – T&B Investments a continued hearing. We are still waiting for information. Earth Excavation application. Subdivision Regulation revisions were presented.
  - Treasurer's Report – Ian – we have 96.74% of budget remaining. Buildout Analysis on hold for subdivision regulations. Fees for the Earth Excavation were received.
  - Rep to Economic Development Commission - Greg – May meeting was cancelled.
  - Lakes Regional Planning Commission – Lianne – Executive Council meeting 2 weeks ago. Housing issues are widespread. Towns are struggling with finding help. Annual Meeting – renewable energy. Cost is \$50 per person – includes dinner. RSVP by June 12.
  - Rep to Conservation Commission – Nick – Richard Doucette is the new Select Board Rep. Talked about easement monitoring. Salamander Count is being done. History Center exhibit about trails and hiking. 3 students to Conservation Camp. Yearly trail maintenance – volunteers are needed. Aspinall property and Alt property were discussed. Joel Streeter wants to put part of Lunt Ledge under easement. This is Nelson's last year.
  - Select Board Representative. – Lianne – FEMA was here today for road damage assessment. The estimate is approximately \$250,000 of damage. Letter from GPO was received. The concern re: Junkyards and groundwater protection are that they both have big environmental impacts and they have discussed hiring a per diem compliance officer. Becca Boyden is coming to give them an overview of her position at their next meeting.
  - CIP Committee – Ian – nothing to report. Met in April. There has not been another meeting as yet. Contacts with Department Heads are taking place.
  - GPO Committee – recommendations were sent to the Select Board. Sheldon will be meeting with Dave Jeffers (LRPC) regarding how the businesses in the districts were assembled. Consider annual updated service.
  - Subdivision Regulations Review (SRR) Committee – Andy – draft revisions were sent out. Format before sending to legal?

- Education – nothing new. June 1 – general workshop for municipal officials. Free for members. June 13 Right To Know webinar-free.

4). Continued Public Hearing:

- T & B Investments, LLC Subdivision- Map 217/Lot 21- 425 White Mountain Highway.- Wes Smith is present. The well has been approved. Waiting for subdivision and septic approvals. Existing septs will be moved. A continuance to next month is requested. June 28 – A motion to continue to June 28 was made by Andy, seconded by Randall. APPROVED

5). Old/New Business:

- Bruce and Diane Robinson Earth Excavation Expansion, Map 410 Lot 57, 38 Gardiner Hill Road: Vote to accept the application as complete.- Paul King presenting – Ian recused himself. A motion to accept the application as complete was made by Andy, seconded by Randall. APPROVED The public hearing is scheduled for the August 23 meeting at Paul's request. Ian returned to the table.
- Review of subdivision revisions. – send to legal prior to formatting correction. Andy will deal with the Town Attorney directly. Sheldon spoke about page 16-waivers. There are two items under H. Waivers. #3 add a title called Waiver Request Form, under that are 3 items. Appendix A appears in two sections of the document (Page 23-delete?) Harrison Elbert will do the formatting after legal review.  
Paul – definition of driveway? Drop the section regarding approval of the road agent. Add verbiage about vehicular traffic serving up to three units. Lianne will send to Andy. Units – did the definition end up in the regulation? Ask legal for a definition. Lianne will send Sandwich's definition.  
Lots-Frontage – page 9 2B – changed to 150'. Question for legal. (waiver process?)  
Subdivisions – lots must comply with VI. Waivers are granted so compliance is not required. Needs to be item IV not VI.  
Boundary Line Adjustment – should be section IV not VI  
Plat requirements – breakout of clutter and recordable plan.  
9,10, 11 and 12 should be on the cluttered plan. Special Flood Hazard has to go on the recorded plan. The recorded plan should include if it is in the Groundwater Protection District.  
Other information - #6 – after approval is required – remove additional language about DES.  
Waivers – page 15 – VI – taking action on waiver does not belong there. ABCD and 2 should be removed from VI. Leave in big numbers 1,2,3. In J– BA Waivers – after 2 put in everything that was removed above. Denials of request of waiver does not affect completeness. Remove #4. Strike #5 as it is a duplication.  
Board action on completed application AZ – re:approving – this section on waivers (J or BA) needs to be in before 3.  
Conditional approval should be after waivers and before approvals.  
IX Special Flood Hazard Areas - #2 – base elevation data is not required by the Board. Eliminate “or 5 acres”  
Appendix A – delete. Keep the narrative. Paul recommends keeping table A2 and calling it appendix A.  
Specific names of typical soils found in Tamworth.....

Appendix B – First sentence – change to 4 or more lots and/or units. (check with legal re: units)

- Anticipated CIP expenses for the Planning Board- 2024 to 2030. – nothing upcoming.
- HEB Field Report #005 of the Baron Trust LLC Earth Excavation Project with several noted violations. – violations must be remedied by fall
- LRPC award nominations- Both are winners. Congratulations!
- Letter of recommendations from the GPO Committee to the Select Board. Nick will be the liaison to the Select Board from the GPO Committee.

6). Action Items

7). Adjournment – Randall made a motion to adjourn at 7:56 pm, Andy seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Planning Board Clerk