

## **TAMWORTH PLANNING BOARD**

### Minutes

September 27, 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, Greg Hufford, Lianne Prentice-Selectboard Rep. , Randall Dearborn, Andy Fisher, Nick Grant. Ian Haskell is absent.  
Anna Paddock is present
- 2). Approval of Minutes:
  - 8/23/23 – Cleveland Subdivision is map 405, not 205. Randall made a motion to approve, Andy seconded. APPROVED
  - Work session 9/20/23 –Sheldon Perry and Nick Grant were absent. Sheldon made a motion to approve as amended, Lianne seconded. APPROVED
- 3). Officer and Committee Reports:
  - Secretary's Report – Andy – one continued hearing tonight, old and new business, 2 lot mergers.
  - Treasurer's Report – Sheldon – budget season is coming. Planning Board needs to propose 2024 budget.
  - Rep to Economic Development Commission (Greg) – 2 resignations. Discussed what the commission would look like in the future. Members are needed.
  - Lakes Regional Planning Commission (Lianne) – reminder-hazardous waste day is coming up on October 7, 8:30 to noon at the Brett School. Lianne listed what items can and cannot be brought. Lianne was appointed to the Executive Board. At the end of the meeting we will discuss regional housing needs.
  - Rep to Conservation Commission (Nick) – met Sept. 11, NH National Heritage Bureau registry measured the State Champion tree. Easements were reviewed, Alt lots are in process of transferring. Perkins Easement is all set. Aspinall lot -part is being purchased by Lakes Region Conservation Trust, garage will be for sale, but frontage is an issue. Chocorua Park – CC opted to not have an easement on the property. It has been discussed again at length. This issue is ongoing. Fields on Page Hill were discussed – Back Country Skiers Alliance wants to create a glade there.
  - Select Board Representative. – Lianne – The Board hired Charlie Townsend as compliance officer. He is starting with two properties around junkyard licensing. Thursday at 6:30, Jim Innis will do a presentation about the proposed harvesting plan in the White Mountain National Forest. Veteran's Committee – appointed committee – needs members. Let Keats know if you have anyone who is interested.

- CIP Committee – will be done after public hearing.
- GPO Committee – meeting scheduled for next Tuesday evening. Need to create a concise business list. Also meeting October 13 to compile letters.
- Subdivision Regulations Review (SRR) Committee – Had a work session last week. The remainder of the regulations were reviewed. It is now ready for formatting.
- Education – Sheldon – Land Use Law Conference in Concord 9am-330pm on October 14. October 12 Right to Know workshop-9 am to 1 pm, in person or virtual.

4). Public Hearings:

- **T & B Investments, LLC Subdivision- Map 217 Lot 21, 425 White Mountain Highway.** (Continued from 7/26/23).  
Mr. Nelson – State subdivision requires moving a leachfield. Once that is done, the State requirements are met. The Board is waiting for the independent engineering review. Sheldon made a motion to continue to October 25 meeting, no earlier than 6:15 pm., Randall seconded. APPROVED

5). Old/New Business:

Sheldon recommended Anna Paddock as an alternate. Randall seconded. APPROVED

- Presentation of the Capital Improvement Program Report 2024- 2029 to the Planning Board. – Kathi Padgett – Sheldon thanked Kathi and the CIP committee for their work. Kathi presented the report. October 5 it will go the BOS if approved, then to the School Board later in October.  
Sheldon recommends that the report be accepted as presented, Randall seconded. APPROVED
- Christopher B Alt Lot Merger application- Map 414 Lots 57 & 58. – Sheldon made a motion to approve the application, Randall seconded. APPROVED
- Delevan C Orndorff Lot Merger application- Map 216 Lots 215 & 216. – there are a couple of issues. Digital version was not submitted. Application is incomplete. Sheldon will contact to let them know it was an incomplete application. Info needs to be received by the first of the month. Map and Lot number were not clear.
- Build-Out Analysis- Scope of Work proposal. – a virtual meeting with them should be scheduled to have options presented and their recommendations. Our budget will cover the whole program if we choose that route. A work session should be scheduled to devote to that task, determining the scope of the work and the cost. Invite David Little. Review the Master Plan, as it is your driving document.
- Subdivision Regulations- next steps? – The next step is to get the formatting done. Terri Goldblatt has been recommended as a formatter. Her rate is \$60 per hour. Juno Lamb is recommended as well. Sheldon will reach out to Juno as well. Public hearing in November in work session time slot for review of the subdivision regulation revisions.

October 11, 6 pm Work Session with FB Environmental re: buildout analysis  
November 8, 6 pm Public Hearing on Subdivision Regulation Revisions

- Zoom meeting security- An issue? OK as is

- Planning Board 2024 budget recommendations. – Sheldon – do pretty much what last year's budget was, with three exceptions – Consultant fee of \$1000, (check with Keats about legal status on budget), printing – same as last year. Equipment – ?? no tv next year. Buildout analysis will be gone.
- LRPC Discussion – Lianne led the discussion re: housing needs assessment. NH demand far outweighs the housing stock that is available. NH has .3% housing available, as opposed to 6-7% which is considered healthy. Lack of municipal water and septic prevent developers from building in this area. Read Attachment 2 of the document. Then look at Page 68 -Fair Share Assessment. Most towns want to pull that chart out due to an RSA regarding expanding housing availability in NH, towns with zoning must designate 51% of their residential land usable by multi family dwellings. There will be a consent vote at the work session on October 11.
- Second of three readings to amend the Rules of Administrative Procedure- Section IV, Meetings of the Planning Board, D. Notice Requirements:
  - 1. Meetings, b.: A notice of the time and place of all regular and special meetings (i.e., site inspections and work sessions) of the Board shall be posted in two appropriate places in Tamworth or posted on the town website ([www.tamworthnh.org](http://www.tamworthnh.org)) at least 24 hours, excluding Sundays and legal holidays, prior to such meetings.
  - 3. Public Hearings Relative to Proposed Ordinances or Regulations, 3.a.: Notice of public hearing shall be posted on the town website ([www.tamworthnh.org](http://www.tamworthnh.org)) in accordance with RSA 675.7

In Section 1, change the OR to AND. Number 3 – should read the same regarding noticing in two public places. APPLICATIONS? Sheldon will work on this.

6). Action Items

7). Adjournment – Randall made a motion to adjourn at 7:51 pm, Andy seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Planning Board Clerk