

TAMWORTH PLANNING BOARD

Minutes

November 29,
2023 6:00 P.M.

In-person: Town Office Building, 84 Main Street or 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, Randall Dearborn, Ian Haskell, Greg Hufford, Lianne Prentice-SelectBoard Rep., Anna Paddock-Alternate, Nick Grant. Andy Fisher is absent.
- 2). Approval of Minutes:
 - 10/25/23 – Lianne made a motion to approve, Ian seconded. APPROVED Randall abstained
 - Public Hearing 11/8/23 – Sheldon made a motion to approve, Randall seconded. APPROVED
 - Subdivision Regulation Review Committee – November 21 – Sheldon made a motion to approve as presented, Ian seconded. APPROVED

Anna is seated for Andy. Randall is appointed as Secretary.

- 3). Officer and Committee Reports:
 - Secretary's Report – Randall – 3 public hearings,
 - Treasurer's Report – Ian – 81.73% of budget remaining. Budget needed to be trimmed. \$450 was removed from legal budget.
 - Rep to Economic Development Commission (Greg) – no updates
 - Lakes Regional Planning Commission (Lianne) – met Monday. Ted Dyer from DES spoke about clean water and drinking water projects around the State and funding.
 - Rep to Conservation Commission (Nick) – Holdens want the Town to accept a donated easement on two parcels located on Bryant Rd.
 - Select Board Representative- Lianne – Budget season – tax bills went out. The rate is high. Department heads have been working to trim wherever they can. Explore creating a grant committee and talking about how to work to see if we can bring the kind of development we want to town. Add Master Plan to Planning Board agenda soon.
 - GPO Committee – Nick – mailing went out to businesses. Six responses indicate that there is no longer a business at their address. Compliance agent position has been posted.
 - Subdivision Regulations Review (SRR) Committee – met last week regarding back lot option to be added to the regulation.
 - Education – Sheldon – 12/6 – NH Municipal benefits webinar. Town and City Magazine has some interesting articles.

46
47 4). Public Hearings:

- 48 • **T & B Investments, LLC Subdivision- Map 217 Lot 21, 425 White Mountain Highway.**
49 **(Continued from 10/25/23 meeting).**

50 Wes Smith is here to present. Plans were submitted. The State website is having
51 problems. A continuation is requested. Lianne made a motion to continue to December
52 27 no earlier than 6:15 pm. Randall seconded. APPROVED
53
54

- 55 • **John and Michelle Cleveland Boundary Line Adjustment- Map 405 Lots 10 & 10.1, 113**
56 **Locke Falls Road.**

57 Originally a subdivision application, it was simplified to a Boundary Line Adjustment.
58 John Cleveland is here to present. Wetlands need designation prior to subdivision.

59 Surveying and test pits are complete.

60 Randall makes a motion to accept the application as complete, Lianne seconded.

61 APPROVED

62 Sheldon read the rules of procedure for the public hearings tonight.

63 The hearing was opened at 6:30 pm.

64 John showed the plans for the boundary line adjustment. Frontage is 572' and 502'.

65 Lot sizing requirements are met.

66 This is a class VI road.

67 The hearing was closed at 6:35 pm.

68 WAIVERS

69 6.f.a,d,e and b,g – test pits, perc tests etc. – Sheldon made a motion to approve the
70 waivers, Ian seconded. APPROVED
71

72 Lianne made a motion to approve the application, Ian seconded. APPROVED
73
74
75

- 76 • **Wabanaki Lakeside Vacation Corporation Campground Subdivision- Map 215 Lot 49,**
77 **Chocorua Camping Village, 893 White Mountain Highway.**

78 Dan Flores of SFC Engineering is here to present.

79 Randall made a motion to accept the application as complete, Sheldon seconded.

80 APPROVED

81 The hearing was opened at 6:39 pm.

82 The application has 3 waiver requests. DOT driveway approval, AOT approval, and
83 Water Supply approval is needed, as well as subdivision and septic approvals. The Fire
84 Chief has reviewed and approved. Seeking conditional approval with condition of State
85 approvals being received.

86 There are currently 147 campsites. 60 sites and 2 bathhouses will be added. Road will be
87 improved, there will be 2 means of egress. These will be RV sites. Wetlands are
88 delineated. Soils are done. There are 10 yurt type units and 50 sites for campers.

89 Stormwater management will meet AOT requirements.

90 The area has excellent soils. There is double the required soil area.

91 Needed: AOT permit, subdivision approval, Driveway permit, water supply approval,
92 easement on secondary egress, septic approvals.

WAIVERS requested:

VI.F.4.a - Boundary survey of entire lot – no changes to property boundary proposed

VI.F.4.b - Bearings distances etc – no changes proposed to property lines

IV.D.3 - Wetlands setback to buildings – abuts wetland area. 2 of the sites will fall within the wetland setback. One is 38' from wetlands, the other is approx. 45'.

The hearing was closed at 7:19 pm.

VI.F.4.a – Randall made a motion to approve this waiver, Nick seconded. APPROVED

VI.F.4.b – Randall made a motion to approve this waiver, Nick seconded. APPROVED

IV.D.3 – Randall made a motion to approve this waiver, Nick seconded. APPROVED, Greg opposed.

Sheldon feels that professional advice is needed, performance guarantee? Lianne feels that there are many State approvals that are needed, which could be the professional advice. She is concerned about seeing an easement for the second egress. Nick agrees.

Sheldon made a motion to approve the application conditional on the receipt of the AOT permit, subdivision approval, Driveway permit, water supply approval, easement on secondary egress, septic approvals with all approval numbers listed on plan, and mylar submitted within 90days. Nick seconded. APPROVED

5). Old/New Business:

- Scott Aspinall Subdivision Preliminary Conceptual Consultation- Map 414 Lot 96.1, 762 Cleveland Hill Rd. – Nelson O'Brien presented. The property is on Cleveland Hill Road, with two frontages on Cleveland Hill Road. One building serviced by driveway on the 50' frontage portion. Lakes Region Conservation Trust does not want to purchase the property that has the building on it. The frontage becomes an issue for subdivision.
- Ashok Patel Subdivision Preliminary Conceptual Consultation- Map 214 Lot 10, 1536 White Mountain Highway. Chris Tymula – Greenman Peterson – JFJ Holdings is the client. 3.3 acres adjacent to Days Inn. A quick serve restaurant with a drive thru is proposed.
- HEB Field Report #006- Baron Trust LLC (Coleman) Earth Excavation Project- Fixed the fence from previous report and excavation continues in general compliance.
- Vote by the Planning Board to adopt the following location and language for insertion into the draft Regulations for the Subdivision of Land:

Section 4. General Requirements, 4.4 Lots, 2.b:

All lots shall have street frontage of at least 150 feet measured as the distance along the street line (see frontage definition), subject to the following exceptions:

- Lots abutting the circular radius of a cul-de-sac shall have frontage along such cul-de-sac of at least 100 feet.*

- 140 ii. *Frontage may be reduced to a minimum of 50 feet for the establishment of a single back lot*
141 *if the parent lot is 5 acres or greater, has a minimum street frontage of 200 feet, and if the*
142 *resulting parent lot has a minimum boundary line distance of 200 feet from the street*
143 *determining frontage.*
144

145 Gabrielle Watson – asked for clarification about the parent lot/minimum boundary. The goal is to get
146 something 200’ back from the street to the new lot.

147 Lianne suggests that if the resulting back lot has a minimum boundary line distance of 200’ from the
148 street determining frontage as an alternative.
149

150 Paul King feels that 50’ is not necessary. He is also concerned about the “single” back lot. He feels it
151 should allow up to 3 lots. Why do you need 5 acres? Strike minimum frontage and minimum
152 boundary.
153

154 “Frontage may be reduced to an adequate width for safety for the establishment of a back lot.” Is
155 suggested.
156

157 Sheldon explained the methods used for the calculations and distances suggested.
158

159 Wyatt is concerned about what the difference is with having a deeded right of way with zero
160 frontage.
161

162 Nick suggests tweaking the 5 acre requirement as Paul as commented on.
163

164 Sheldon mentioned that waivers can always be requested.
165

166 Suggested - Reduce to 3.5 acre requirement?
167

168 Paul – 50’ is required for town spec road, so if a condo was going in, they would need the 50’.
169 Strike the 50’. Strike the one unit on back lot. Eliminate the 5 acre requirement.
170

171 Sheldon - Eliminate the word single. Make it back lot(s).
172

173 Wyatt – if minimum lot size is there for parent lot and whatever flag lots are created, frontage is
174 there, distance to the start of the back lot...is there a need to place a minimum requirement on the
175 parent lot? Lot sizing requirements must be met.
176

177 Sheldon - All resulting lots must meet lot sizing requirements.
178

179 Sheldon read the modified wording.

180 “Frontage may be reduced to a minimum of 50’ for the establishment of back lot(s) if the parent lot
181 has a minimum street frontage of 200’ and if the resulting back lot(s) have a minimum distance of
182 200 feet from the street determining frontage.”
183

184 Randall made a motion to approve the language as amended, Lianne seconded. APPROVED
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- 190 • Vote by the Planning Board to hold a Special Public Hearing on December 13, 2023, 6 pm,
191 regarding the draft Regulations for the Subdivision of Land for Special Public Hearing
192 12/13/2023, as amended. Randall made a motion to approve this hearing, Nick seconded.
193 APPROVED
194

- 195 • Second reading to amend the Rules of Administrative Procedure- Section IV, Meetings of the
196 Planning Board, D. Notice Requirements:
197

- 198 ○ **Meetings** b. A notice of the time and place of all regular and special meetings (i.e. site inspections and
199 work sessions) of the Board shall be posted in two appropriate places and posted on the town website
200 (www.tamworthnh.org) at least 24 hours, excluding Sundays and legal holidays, prior to such meetings.
201
202 ○ **Public Hearings to Consider Applications:** a. Third paragraph:
203 Notices by Certified Mail Posting in Public Places AND Posted on the town website.
204 10 days 10 days 10 days
205
206 ○ **Public Hearings Relative to Proposed Ordinances, Regulations and Master Plan:**
207 a. Notice of public hearing shall be posted on the town website in accordance with RSA 675.7.
208

209 6). Action Items

210
211 7). Adjournment –lan made a motion to adjourn at 8:51 pm, Nick seconded. The meeting was
212 adjourned.
213

214 Respectfully submitted,
215 Melissa Donaldson
216 Planning Board Clerk