

TAMWORTH PLANNING BOARD

Draft Minutes

August 23, 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, Andy Fisher, Randall Dearborn, Greg Hufford, Ian Haskell, Pat Farley-Alternate, Lianne Prentice-Select Board Rep. Nick Grant is absent.

Pat is seated for Nick

Anna Paddock is present as interested in being alternate

- 2). Approval of Minutes:

- 7/26/23 –Remove Lianne from present. Sheldon made a motion to approve as amended. Andy seconded. APPROVED
- Work session 8/9/23 – Randall made a motion to approve, Andy seconded. APPROVED

- 3). Officer and Committee Reports:

- Secretary's Report – Andy – 5 public hearings tonight.
- Treasurer's Report – Ian – All checks were received and submitted. No budget report has been received.
- Rep to Economic Development Commission (Greg) – no updates
- Lakes Regional Planning Commission (Lianne) – next executive meeting is September 13. Reps meet on 25th. Pat recommends Richard Doucette as a replacement. Kelly and Wyatt are discussing who will be the alternate. Sheldon made a motion to accept the nomination of Richard Doucette, Andy seconded. APPROVED
- Rep to Conservation Commission (Nick) - absent
- Select Board Representative.- Lianne – Sandwich Tamworth perambulation is ongoing. Selectboard put out a call to townspeople regarding filling the space over the front door. Town logo got a facelift by Janina Lamb. Energy audit – concluded, waiting for report. Posted for part time compliance liaison.
- CIP Committee – Ian – meeting next week. Nothing new to report
- GPO Committee – Sheldon – will be meeting after Labor Day. He and Kit met with Keats.
- Subdivision Regulations Review (SRR) Committee – work session earlier this month. Another work session is needed, to be scheduled tonight.
- Education – Weds, Oct 4 – Hard Road to Travel workshop. Thurs, Oct 12 – Right to Know workshop.

- 4). Public Hearings:

46
47 • **Robinson Earth Excavations Permit Application- Map 410 Lot 57, 38 Gardner Hill Rd.**

48 Ian recused himself. Paul King is presenting.

49 Sheldon read the rules of procedure.

50 Opened at 6:19 pm.

51 This application is for a 6.5 acre expansion, 200 feet.

52 A reclamation estimate was provided.

53 Reclamation plan is not provided, other than on the plat.

54 There are depth limits, e.g. 2.5 feet from seasonal high water table

55 Ian Haskell has a concern about the application having been accepted as complete,
56 while now asking for the reclamation plan as part of the application.

57 Pat Farley asked if a conditional permit could be provided if Paul delivers a reclamation
58 plan.

59 Lianne asked about the notes re: reclamation standards, then the note about plan and
60 timetable being provided. She read the requirements listed in the Earth Excavation
61 Regulation.

62 C – topography, as Sheldon mentioned

63 d- no surface drainage other than streams shown

64 e & f- timetable – listed in the notes.

65 Adam – contours can change, Exact contours are unknown. Slopes will be reclaimed.

66 Sheldon would like to get legal advice about approving a plan without a reclamation
67 plan.

68 Paul – issues other than topography have been addressed. Change title to earth
69 excavation and reclamation plan.

70 Surety estimate may be used as a condition of approval.

71 2 conditions suggested– town legal advice that this is appropriate

72 Surety will be in the form of escrow to the Board of Selectmen.

73 AOT permit is pending. This would also be a condition.

74 Paul will add reclamation plan to the plan.

75 Ian asked about the waiver (for topography?) but not for reclamation plan. Just for the
76 topo section.

77 Hearing closed at 6:49 pm.

78 Lianne made a motion to waive (c) topography of the reclamation plan, Andy seconded.

79 APPROVED

80
81 Lianne made a motion to approve the application conditional on:

82 Addition of reclamation plan to document

83 Surety presented to select board for escrow

84 AOT permit to be received

85 Pat seconded. APPROVED

86
87 Ian rejoined the Board.

88
89 • **T & B Investments, LLC Subdivision- Map 217 Lot 21, 425 White Mountain Highway.**

90 (Continued from 7/26/23).

91 Wes Smith – T&B Investment – septic applications have been submitted, State
92 subdivision is being reviewed and approved. A continuation to the next meeting is
93 requested.

94 Andy made a motion to continue to September 27 meeting, no earlier than 6:15 pm.
95 Lianne seconded. APPROVED
96

97 • **The Maduskuie Family Revocable Trust of 2020 Subdivision- Map 401 Lot 9, 1912**
98 **Chocorua Mountain Highway. (Continued and amended from 6/28/23.)**

99 Wes Smith – the hearing was reopened at 6:56 pm.

100 Changes were State subdivision approval. Landowner discovered that he could have a
101 slightly smaller lot because of State law changes. Going from 1.34 acres to 1.00 acres.
102 The State is now 2000 gallons per acre, with soil factors. DOT permit and State
103 subdivision permits were submitted.

104 Pat asked about the change, if it is an RSA. No, the landowner wanted to carve off a lot
105 that met minimum standards.

106 Hearing closed at 7:05 pm.

107 Andy made a motion to rescind the approval dated 6/28/23 as per the request of the
108 applicant and approve the revised application as presented. Randall seconded.
109 APPROVED
110

111
112
113 • **Cleveland Subdivision- Map 205 Lot 10, 113 Locke Falls Road.**

114 Andy recused himself.

115 Randall made a motion to accept as complete, Lianne seconded. APPROVED

116 Hearing opened at 7:08 pm.

117 Andy Fisher presented.

118 Two lot subdivision on Locke Falls Road.

119 Removing 5 acres from larger lot, remainder has house, well & septic. New lot will have
120 its own well and septic.

121 State approval was not required.

122 Waivers requested for test pit and perc test for remainder of existing lot. Request that
123 the Board recommend to Select Board that they allow a new lot to be created on a class
124 VI road. Richard Roberts had no issues.

125 There is existing development on the Class VI road. RSA 674:41. Sheldon commented to
126 reflect the fact that this is a known access road with development permitted. Must be
127 registered at Carroll County registry that the town will not be held responsible. The
128 Planning Board approves such development as consistent with the development on that
129 road. Consensus of the Board is reached.

130 Ian – had a question about road frontage. It is an easement.

131 Sheldon closed the public hearing at 7:19 pm.

132 Waivers – perc test for remainder lot, test pit.

133 Ian made a motion to approve the waivers, Lianne seconded. APPROVED

134 Lianne made a motion to approve as presented, Pat seconded. APPROVED
135
136
137

138 • **Roberts Living Trust Subdivision- Map 410 Lots 87 & 88, Chocorua Road.**

139 Andy made a motion to accept as complete, Randall seconded. APPROVED

140 Hearing opened at 7:22 pm.

141 John McAllister, HEB presenting.

142 3rd party review, Moser Engineering.

143 Constructed per all State regulations, came back with an as-built survey information.

144 Permit numbers are on the plan.

145 Waivers were reviewed and recommended as approved by Moser.

146 Waiver of engineer's estimate

147 Construction phase is completed.

148 Lots meet town requirements.

149 Closed hearing at 7:28 pm

150
151 Waivers:

152 Roadway surface & section width

153 Design speed and curve radii

154 Engineer's estimate of construction costs

155
156 Andy made a motion to approve the waivers, Lianne seconded. APPROVED

157 Andy made a motion to approve the application as presented. Pat seconded. APPROVED

158 Mylar will be delivered.

159
160
161 5). Old/New Business:

- 162 • Board interest in receiving 2023- 2024 addition of NH Planning and Land Use book. 6 will
163 be ordered.

- 164 • First of three readings to amend the Rules of Administrative Procedure- Section IV,
165 Meetings of the Planning Board, D. Notice Requirements:

- 166 ○ 1. Meetings, b.: A notice of the time and place of all regular and special meetings
167 (i.e., site inspections and work sessions) of the Board shall be posted in two
168 appropriate places in Tamworth or posted on the town website
169 (www.tamworthnh.org) at least 24 hours, excluding Sundays and legal holidays,
170 prior to such meetings.
- 171 ○ 3. Public Hearings Relative to Proposed Ordinances or Regulations, 3.a.: Notice of
172 public hearing shall be posted on the town website (www.tamworthnh.org) in
173 accordance with RSA 675.7

174 Sheldon read the above items.

175 6). Action Items – Work session – September 20, 6 pm.

176
177 Randall made a motion to adjourn at 7:41 pm, Lianne seconded. The meeting was adjourned.

178
179 Respectfully submitted,

180 Melissa Donaldson

181 Planning Board Clerk