

**TAMWORTH PLANNING BOARD**

Draft Minutes

October 25, 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, Andy Fisher, Lianne Prentice-Select Board Rep., Ian Haskell, Nick Grant, Anna Paddock. Randall Dearborn is absent. Anna is seated for Randall.
- 2). Approval of Minutes:
  - 9/27/23 – Lianne made a motion to approve, Andy seconded. APPROVED
  - Work session 10/11/23 – Sheldon made a motion to approve, Nick seconded. APPROVED
- 3). Officer and Committee Reports:
  - Secretary's Report – Andy – three hearings tonight. One is continuation of T&B Investments, two new applications.
  - Treasurer's Report – Ian – 91.89% of budget remaining. Sheldon reported that the budget was accepted at the Select Board meeting. The GPO is doing two mailings, costing approximately \$750.
  - Rep to Economic Development Commission (Greg) – next meeting will be in January. A mailing to everyone in Tamworth will be going out, explaining what the Economic Development Commission is. They are looking for members.
  - Lakes Regional Planning Commission (Lianne) – met last night. Voted on the rural housing needs assessment. The table was removed. Funding projects were discussed. HOPP grants – many towns around us are applying for these. Creating a Lakes Region Economic Development District was voted and approved. They are looking for reps.
  - Rep to Conservation Commission (Nick)- three conservation easements – no movement. There was a large crowd on hand to remeasure the champion pine.
  - Select Board Representative. – Lianne – will be coming to Planning Board with a request about compliance areas the Select Board are in charge of. Sheldon found a presentation about inspections and enforcements. They are working on budgets right now. Transfer Station Improvement Committee did not receive the grants they had sought.
  - CIP Committee – eliminate from agenda for now.
  - GPO Committee – Two mailings are being done. One is going to all members of the Town, the second will be going to all businesses over the aquifer.
  - Subdivision Regulations Review (SRR) Committee – formatting is being done. Applications are being done also. Public hearing November 8.

- Education – November 15 & 16 – 8 am to 4 pm, Annual Conference in Manchester.

4). Public Hearings:

- **T & B Investments, LLC Subdivision- Map 217 Lot 21, 425 White Mountain Highway.**  
**(Continued from 9/27/23 meeting).**

Wes Smith is here to present. All approvals have been received except State Subdivision approval and B Unit approval. A continuation to the next meeting, November 29 is requested. Andy made a motion to continue this hearing to November 29, Ian seconded. APPROVED

- **Bochicchio Realty and Holding Subdivision- Map 211 Lot 18, 1785 White Mt. Highway.**

Sheldon read the rules of procedure. Sheldon made a motion that the application is complete. Nick seconded. APPROVED. Andy Fisher did not vote.

Andy recused himself.

The hearing was opened at 6:33 pm. Updated plans were distributed

Dave Haskell – concerns about lot lines and driveway maintenance. Charlie – well is being used.

Hearing was closed at 7:05 pm.

WAIVERS – frontage – VI.F.7.d

Nick made a motion to grant the waiver, Ian seconded. APPROVED

Nick made a motion to approve the application with the conditions of the well radius being shown, note that abandoned well changed to existing well, and concrete pad to be shown. Ian seconded. APPROVED

- **Richard Bogart BLA- Map 410 Lots 118 & 120, 514 Chocorua Road.**

Andy is presenting. Hearing was opened at 7:07 pm. This application is to increase the size of the house lot, allowing the well to be on the same lot as the house. The larger wood lot will decrease in size. The hearing was closed at 7:23 pm.

WAIVERS – VI.F.6.c – driveway permit – no proposed development

VI.F.14.a,d,e – perc test – Lot 118 has existing septic, lot 120 is a large lot

VI.F.14.d,f,g – soil test pit – Lot 118 is developed, lot 120 is a large lot

Lianne made a motion to grant the waivers, Greg seconded. APPROVED

Sheldon made a motion to approve the application with no conditions, Nick seconded. APPROVED

Andy returned to the table.

5). Old/New Business:

- Approval of proposed Planning Board meeting calendar- 2024. Change to November 20. Sheldon made a motion to approve as amended, Ian seconded. APPROVED
- Modernizing all culverts in the Saco Watershed- Letter of support from GMCG to FEMA. Discussion ensued about the project. Ian made a motion to send the letter of support, Andy seconded. APPROVED

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- First reading to amend the Rules of Administrative Procedure- Section IV, Meetings of the Planning Board, D. Notice Requirements: Sheldon read the amended procedures listed below.

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- **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 and 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.

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- **Public Hearings to Consider Applications:** a. Third paragraph:  
Notices by Certified Mail      Posting in Public Places      AND Posted on the town website.  
10 days                                      10 days                                      10 days

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- **Public Hearings Relative to Proposed Ordinances, Regulations and Master Plan:**  
a. Notice of public hearing shall be posted on the town website in accordance with RSA 675.7.

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6). Action Items – November 8? public hearing if the document is available by Friday. Sheldon will notice the hearing if the documents are received.

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7). Adjournment – Sheldon made a motion to adjourn at 7:50 pm, Nick seconded. The meeting was adjourned.

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Respectfully submitted,  
Melissa Donaldson  
Planning Board Clerk