

TAMWORTH PLANNING BOARD

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

- **Bohicchio 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. A 2 lot subdivision is proposed. One waiver is requested, for a reduction in road frontage requirement on one of the lots. Frontage is on a private road.

David Haskell – the driveway (road) is not shared. An abutter in Tamworth Pines was encroaching. Bochiccios put up a fence that was not on the lot line. There are two trailers on the lot, which are not allowed. Archie – translator for Sam (Songbird) – question about septic being too close to well. How will the care of the driveway be shared? This is not under the purview of the Planning Board. Andy will add a well radius around the well that was thought to be abandoned.

The hearing was closed at 7:05 pm.

WAIVER requested – VI.F.7.d – frontage requirement – A motion to approve the waiver was made by Nick, seconded by Ian. APPROVED

A motion to approve the application conditional on showing the well radius and changing the label of the well from abandoned to existing, as well as the addition of the concrete slab was made by Sheldon, seconded by Ian. APPROVED

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

The hearing was opened at 7:12 pm. Andy Fisher is presenting. Proposal is to adjust some land from the big lot to the house lot. Waivers are requested for test pit and perc test.

5). Old/New Business:

- Approval of proposed Planning Board meeting calendar- 2024.
- Modernizing all culverts in the Saco Watershed- Letter of support from GMCG to FEMA.
- First reading to amend the Rules of Administrative Procedure- Section IV, Meetings of the Planning Board, D. Notice Requirements:

- **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) at least 24 hours, excluding Sundays and legal holidays, prior to such meetings.

- **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
- **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.

6). Action Items

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

Respectfully submitted,
Melissa Donaldson
Planning Board Clerk