

Tamworth Planning Board

Work Session 8/9/23

DRAFT MINUTES

The work session was called to order at 6:02 pm by Sheldon Perry.

Present: Sheldon Perry, Ian Haskell, Randall Dearborn, Andy Fisher, Lianne Prentice-Select Board Rep, Greg Hufford.

Paul King is also present.

Attorney comments were reviewed.

Abutter to include manufactured housing park.

Accessory Dwelling unit – remove this definition

Driveway – remove off-street parking. Dwelling units and/or lots.

Frontage – add private road

Right of Way – remove “to provide access to a lot”

Road – under RSA229:5

Subdivision – ADU does not require subdivision. Discussion about additional dwellings being subdivided if they are meant to be rented. Multiple units within one building held under the same ownership are not subdivision. * for legal review

Unit – dwelling structure which may house multiple residences. Lot is the land, unit is what is on it.

D. Lots- change to 3 criteria. Comment under #4 – we cannot regulate the size of the building. End at facilities.

#2 – edit title

Pg 10 – Class VI, private, right of way – go to Selectmen to build on (per Paul)

zero frontage – no.

3. strike buildings and. Must provide for adequate setbacks for State Fire Code. Paul suggests removing the entire section.

Pedestrian walks - remove the section

Pg 13 – Boundary Line Adjustment - leave as suggested by legal

Lot merger – leave as legal suggests

Harrison – add in RSAs as noted by legal

Pg 15 – Failure to pay – remove that section. Pay reasonable fees in advance. Move legal comments up in front of the “failure to pay” section.

Pg 16 – accept legal comments

Plat requirements – add in legal comments about proposed driveways

5- existing items - easements right of ways driveways and buildings

6 – proposed driveways

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Under clean plan remove #6

The plat submitted for review shall include all of the above. The plans to be recorded shall have numbers.....1-8, wetlands, special flood hazard (separate this out and give a number) 14 and Ground Water Protection zones.

Existing wells should be shown on plan to be recorded.

Add another number. Location of existing well, location of proposed wells with 75’ radius.

Combine all existing items, proposed easements into one number to show on recorded plan.

Combine proposed rights of way, driveways, wells into another number to be shown on plats submitted for review.

Begin next work session at page 18.

Sheldon made a motion to adjourn at 7:51 pm, Greg seconded. APPROVED

Respectfully submitted,

Melissa Donaldson

Planning Board Clerk