

**Town of Tamworth - Planning Board
Subdivision Regulation Review Committee
May 11, 2022**

DRAFT MINUTES

The meeting was called to order at 6:03 pm by Andy Fisher. Present are: Andy Fisher, Ian Haskell. Randall Dearborn is absent. Paul King is also present.

D1 – number of bedrooms in a single structure – is this something that we can regulate? Pula gave the history of this item, as being more restrictive than the State regulations at that time. At the time of subdivision approval, you do not know what someone will be building. The State controls this issue through lot loading. He recommends removing this item.

Page 8 – wetlands and lands in 100 year flood plain, slopes more than 35% - suggestion is to insert Zone AE after floodplain. Paul explained that there is zone AE along Bearcamp, and A in many other places. It is poorly defined. The answer can be obtained from FEMA, but you have to supply all the information. Perhaps come back to this after FEMA remaps the floodplain in town? Discussion was held about what issue FEMA had in the past with the removal of a given zone in our ordinance. (((RESEARCH THIS)))

Paragraph H – 2A – frontage on waterbodies. Suggestion is to strike year round brook or stream. Subject to Shoreland Protection Act will remain. There is a list that details what rivers are subject to that. Change 10 acre bodies of water to great ponds. Define Great Pond with appropriate RSA or Administrative Rule. 483-B:4. Xv.

2B – road frontage – we added in something less than 200 feet. Possible addition of allowing a 50' access strip, meaning a ROW or easement, and not necessarily ownership.

3 – setbacks – septic systems have to be set back. That has nothing to do with the planning board. Public safety in regards to setbacks from brooks, etc is questioned. Follow the State law on this topic. This sounds like a zoning ordinance. Setbacks would have to meet the State limits.

4 – lots/topography/drainage – this section needs rewording. Development shall not negatively affect neighboring properties. Paul suggests deleting it here and adding it into the road construction standards. Take out the lots shall be laid out in relation to the topography. ((add to Raod Regulation section)). Creating impervious surfaces is going to increase runoff. Catch basins can help with this.

F. Septic Systems – reiterates Federal and State requirements. Municipal does not apply.

Delete repetitive Subdivision? – it is different from the definition.

Paul commented that at one time the duplicate definitions were the same, but as updates happened, not all of the references got changed. Now there is conflicting definition. He recommends getting rid of the one on Page 10. Make reference to wherever the definition is found – section III.x . This whole section needs to be reworked.

3. resulting lots must be buildable lots. This seems redundant.

D1 – recommendation – to delete 1&3. Leave 2 as is. Boundary Line Adjustment is a definition as well.

Resulting lots must be buildable lots – strike this section as well.

11 F. – waiver request is already part of an application. Waiver is not an application. There is a separate waiver section.

Next meeting – June 8

Ian made a motion to adjourn at 7:20 pm, Andy seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Planning Board Clerk

