

## TAMWORTH PLANNING BOARD

Draft Minutes  
March 27, 2024  
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, Greg Hufford, Andy Fisher, Lianne Prentice-Select Board Representative, Nick Grant, Anna Paddock, Larry Nickerson  
Ian Haskell (alternate) is also present.
- 2). Nomination of Officers & Committee Assignments
  - Chair – Andy nominated Sheldon as chair, Nick seconded.
  - Vice chair-Sheldon nominated Nick Andy seconded.
  - Secretary – Nick nominated Andy as secretary, Lianne seconded.
  - Treasurer – Lianne nominated Larry as treasurer, Nick seconded.
  - Zoom – Sheldon nominated Anna, Andy seconded.
  - A motion to accept the slate as proposed was made by Lianne seconded by Andy  
APPROVED

### Committee assignments:

- Capital Improvement Program (CIP) – Nick, Greg
  - Tamworth Conservation Commission (TCC) - Nick
  - Lakes Region Planning Commission (Lianne)
- 3). Approval of Minutes:
    - 2/28/24 Meeting – Nick was absent. Bold the name of the public hearing.  
Lianne made a motion to approve as amended, Andy seconded. APPROVED
  - 4). Officer and Committee Reports:
    - Secretary's Report – 2 public hearings tonight. One new, Berry BLA and continuation of T&B Investments.
    - Treasurer's Report – Check for Berry BLA was submitted
    - Lakes Regional Planning Commission – April 22, 6 pm at Runnells Hall is monthly commissioners meeting.
    - Rep to Tamworth Conservation Commission – Aspinall lot project continues. Spark Network Salamander Census is coming up on April 30. Ned Beecher will be chair, Kit Morgan is Vice Chair. Richard Doucette recommended a book called White Pine by John Pastor.
    - Selectmen's Representative. – Lianne – well attended Town Meeting. Emery and Steve were re-elected. Next Thursday will be committee appointments and election of Chair.

- Education – Sheldon – April 3 and May 7 – free seminars - 2024 Local Officials Workshop. Contact Sheldon to register. Right to Know workshop on 4/17.

5). Public Hearings

- **Edward Berry Boundary Line Adjustment- Map 410 Lots 53 & 55, 168 Gardner Hill Rd.**

Sheldon read the rules of procedure for the hearing. The hearing was opened at 6:15 pm.

Andy made a motion that the application be accepted as complete, Lianne seconded.

APPROVED

Paul King is presenting.

State approval has been received ESA 2024-031901

Fire Chief has given State building code approval.

Lot sizing and frontage are acceptable.

No public comment was received.

The hearing was closed at 6:24 pm.

Waivers:

6.6.5.j.1 wetlands

6.6.5.G1 well

6.6.4 k 1 75' radius

6.6.4 J1 topo

6.6.4 l 1-7 test pit& perc

All info is shown for lot 55. Lot 53 is a lot of record.

Sheldon made a motion to approve the waivers, Andy seconded. APPROVED

A motion to approve with the following conditions: State subdivision approval on plans, receipt of mylar was made by Andy, seconded by Nick. APPROVED

- **T & B Investments, LLC Subdivision- Map 217 Lot 21, 425 White Mountain Highway. (Continued from 2/28/24 meeting). Included: HEB Engineers Review Letter #3.**

Wes Smith is presenting. Revised plans were distributed. Changes have been made based on Josh's comments. Drainage has been addressed, contours have changed.

Revised drainage report was received. Driveway was listed at 20' wide, it is now 14' wide. Turnaround is 20x20'. A waiver is included. There is also a waiver for curbing. Waiting for HEB review of the changes made to the drainage.

In lieu of a bond, there will be a conditional approval for road as built.

Public comment was closed at 6:50 pm.

A motion to continue this hearing to the April 24, no earlier than 6:15 was made by Andy, seconded by Nick. APPROVED

6). Old/New Business; Public Comment

- Transfer Station Improvement Committee (TSIC) discussion of potential land purchase. Willie Farnum is here to present. Richard Doucette is present via Zoom. A request to be on next month's agenda has been submitted. Sheldon has a concern

about the aquifer and the groundwater protection district. Discussion is tabled until the next meeting.

- Setting Planning Board Goals for 2024-25. Sheldon suggested that the Master Plan needs some updating. Form a committee to get some ideas going. Sheldon, Nick and Anna and Andy are willing to participate.

7). Action Items

- April work session – April 10<sup>th</sup>, 6 pm – Master Plan will be the topic.

8). Adjournment. – Andy made a motion to adjourn at 7:14 pm, Lianne seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Planning Board Clerk