

Tamworth Planning Board

Monthly Meeting

January 28, 2004

MEMBERS PRESENT: Herb Cooper, Robert Freeto, Dave Goodson, John Roberts, David Cluff, William Batchelder

PUBLIC PRESENT: Diane Smith, Susan Nickerson, Gail Cushing, Joan Casarotto, Paul King, Nancy Hanson, Rita Roux, John Mersfelder

Meeting called to order at 7:02 p.m.

There are no minutes to be reviewed/approved for December 2003 as the meeting was canceled because of weather.

There are no minutes at this time for the November 2003 meeting.

Peter & Joan Casarotto Revocable Trust—Subdivision:

Herb Cooper recused himself because he is an abutter. Paul King gave David Cluff a check for recording the plan. The application check was never cashed. The check will be deposited this month. Paul King gave updated plans to the Board Members.

There is a 4-acre lot around the house. The remaining land consists of 29.5 acres. Paul King submitted State approval. State driveway approval permit #443-288.

Paul King requests:

- Approval waiver for 50 ft strip of land request.
- Final approval granted without any conditions.
- Application accepted as complete.

David Cluff MOVED and John Roberts SECONDED a MOTION to accept the application as complete. THE MOTION PASSED UNANIMOUSLY.

Discussion follows:

Gail's concern is that the driveway is against her boundary line. Gail is asking for 15 ft of space from her boundary line. Paul King states that Joan Casarotto is in agreement about the driveway being against the property and that a statement will be placed in her will in reference to the driveway. The statement will say that the driveway will be placed 15 ft from the boundary. Joan Casarotto's son will follow her wishes regarding this matter. According to Paul King the driveway is not a Planning Board issue. David Goodson would like to have the 15 ft agreement written on the plans. Paul King asks The Board to grant the waiver and to grant conditional approval with a note on the plans that the driveway of lot #101 shall be 15 ft or greater from the westerly boundary line of tax map 414, lot #102.

David Cluff MOVED and John Roberts SECONDED a MOTION to approve the plans with the above stated modification. THE MOTION PASSED UNANIMOUSLY.

Ferne Ames/Irene Norcross—Boundary Line Adjustment:

The applicant wrote a check to the Town in the amount of \$24.00 for advertising.

The application is discussed.

Herb Cooper MOVED and John Roberts SECONDED a MOTION to accept the Boundary Line Adjustment application as complete. THE MOTION PASSED UNANIMOUSLY.

The Board members signed 5 plan copies.

Rita Roux—Subdivision/Boundary Line Adjustment:

The Board members discuss the application.

William Batchelder MOVED and David Cluff SECONDED a MOTION to accept the Boundary Line Adjustment application as complete. THE MOTION PASSED UNANIMOUSLY.

Herb Cooper MOVED and John Roberts SECONDED a MOTION to approve the Boundary Line Adjustment as presented. THE MOTION PASSED UNANIMOUSLY.

The members signed and dated the plans and organized the paperwork.

New Business:

John Mersfelder returned wetlands ordinance and variances ordinance of March 1980 and revised in 1991. There is a 35 ft setback against construction. This hasn't been used a great deal.

The Conservation Commission got involved with David Little's project. The construction work had been done by the time the application got to the Conservation Commission. It is a problem that significant work was done but no one had a chance to check or look at it. The application should have been in so that people could check or at least look at it. Projects are being done without proper procedure. The Board administers and enforces it. We need to try to get on track. The Conservation Commission ought to have a reasonable way of handling it. A draft was presented for an application for a special use permit under the ordinance. These were handed out to the members. David Cluff asked about the difference between State guidelines and ordinance restrictions. Our Wetlands Ordinance is more rigorous than the States. Discussion ensued. The Commission should include a checklist. Changes to the draft were discussed. The Board members need to take a look at the draft and make some changes. John Mersfelder will return to discuss the matter further at a future meeting.

Robert Freeto MOVED and David Goodson SECONDED a motion to adjourn the meeting. THE MOTION PASSED UNANIMOUSLY.

Meeting was adjourned at 9:35 pm.

Chairman

Date