

**TOWN OF WENTWORTH
PLANNING BOARD
Minutes 1/9/12**

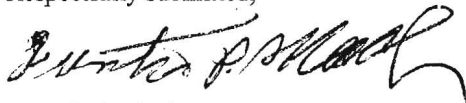
Members present: Chairman Jon Vlk, Helen Downing, Quentin Mack,
Members absent: Francis Muzzey, Eugene Page, Ellie Murry, Terry Decotis
Alternates absent: Ginnie Gove

Meeting called to order at 6:05 PM by Jon Volk. Minutes from December were read and approved.

No other business was transacted.

Meeting was adjourned at 6:10 PM.

Respectfully submitted,



Quentin P Mack
Secretary for the Board

**TOWN OF WENTWORTH
PLANNING BOARD
Minutes 2/6/12**

Members present: Chairman Jon Vlk, Helen Downing, Quentin Mack, Ellie Murrey, Terry Decotis

Members absent: Francis Muzzey, Eugene Page

Alternates absent: Ginnie Gove

Guests Present: Kenyon Karl

Meeting called to order at 6:00 PM by Jon Volk. Minutes from January were read and approved.

No other business was transacted.

Meeting was adjourned at 6:10 PM.

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Respectfully submitted,

Quentin P Mack
Secretary for the Board

**TOWN OF WENTWORTH
PLANNING BOARD
Minutes 3/5/12**

Members present: Francis Muzzey, Eugene Page, Helen Downing, Quentin Mack, Ellie Murray, Terry Decotis

Members absent: Jon Vlk

Alternates absent: Ginnie Gove

Guests Present: Kenyon Karl

Meeting called to order at 6:02 PM by Francis Muzzey. Minutes from February were read and approved with spelling corrections by Ellie.

No other business was transacted.

Meeting was adjourned at 6:10 PM.

Respectfully submitted,



Quentin P Mack
Secretary for the Board

DRAFT

**TOWN OF WENTWORTH
PLANNING BOARD
Minutes 4/2/12**

Members present: Francis Muzzey, Eugene Page, Helen Downing, Quentin Mack, Ellie Murray, Terry Decotis, John Vlk

Members absent: Eugene Page

Alternates absent: Ginnie Gove

Guests Present: Kenyon Karl, Richard Gowen, Donna & Jim Heal

Meeting called to order at 6:00 PM by John Vlk. Election of officers was held and the present officers were voted to stay another year. (John Vlk, Chairman; Quentin Mack, Secretary) Minutes from March were read and approved with spelling corrections by Ellie.

Jon then called an informal hearing concerning the subdivision of the Heal Property. Richard Gowen representing the Heals showed the Board a map of the property and asked how it might be subdivided to meet our criteria. It was made clear that as long as both lots front on a class V or better road (se 3.5A & 4.4a); it can be subdivided. A survey is also required. The Heals and Mr Gowen left at 6:15 pm.

A general discussion followed concerning an alternate. Quentin is to contact Brian DeBlois after Ellie talks with Ginnie. Selection will be made at the next meeting.

Meeting was adjourned at 6:40PM.

Respectfully submitted,

Quentin P Mack
Secretary for the Board

DATES TO REMEMBER;

DATE OD NEXT MEETING; MAY 7, 2012

NUMBER OF DAYS TO THE NEXT MEETING; 34

LAST PLAN SUBMISSION DATE: 4/21/12

FINAL PUBLIC HEARING DATE NOTICE: 4/26/12●

WENTWORTH PLANNING BOARD

MINUTES OF

5/7/12

Members Present: Eugene Page, Helen Dowing & Quentin Mack

Members Absent: John Vlk, Francis Muzzey, Ellie Murray & Terry DeCotis

Alternatives Absent: Ginney Gove

Since a quorum was not present there was no meeting and no business was transacted.

Quentin P Mack

Secretary for the Board

DATES TO REMEMBER:

DATE OF THE NEXT MEETING IS: JUNE 4, 2012

NUMBER OF DAYS TO THE NEXT MEETING: 28

LAST PLAN SUBMISSION DATE: 5/21/12

FINAL PUBLIC HEARING DATE NOTICE: 5/26/12

DRAFT
WENTWORTH PLANNING BOARD

MINUTES OF

6/4/12

Members Present: John Vlk, Ellie Murray, Francis Muzzy & Quentin Mack

Members Absent: Eugene Page & Helen Dowing

Alternatives Absent: Ginney Gove

Chair Vlk called the meeting to order at 6:05 PM.

The April minutes and the May notice were handed out and Francis moved they be approved and Terry seconded. Minutes were approved.

Ellie announced the Ginney Gove has asked to resign her position as alternate to the Planning Board and that Brian DuBois has volunteered to be an Alternate. Ellie then moved that The Board accept Ginney's resignation and appoint Brian as the new Alternate. Quentin made the second and the Board approved.

Francis then moved that the secretary write a letter of thanks to Ginney for her many year of service. Terry made the second and the Board approved.

A discussion of old business followed in which Quentin noted that apparently Jim Heal has listed his subdivision with Gowen Realty as he has received two calls about its' availability to Green Woodlands. The Board then directed the secretary to informally contact both parties and advise them that formal advertisement of subdivided property prior to Board approval of the subdivision is in conflict with our regulations. (See 2.3 & 2.7)

Meeting adjourned at 6:22 PM

Quentin P Mack

Secretary for the Board

DATES TO REMEMBER:

DATE OF THE NEXT MEETING IS: July 2, 2012

NUMBER OF DAYS TO THE NEXT MEETING: 27

LAST PLAN SUBMISSION DATE: 6/22/12

FINAL PUBLIC HEARING DATE NOTICE: 6/26/12

WENTWORTH PLANNING BOARD

MINUTES OF

7/2/12

Members Present: Ellie Murrar, Terry DeCotis, Helen Dowing & Quentin Mack

Members Absent: John Vlk, Francis Muzzey

Alternatives Absent: Brian Debolis

Ellie opened the meeting at 6:00 PM.

The June minutes were read and approved.

Quentin reported that Gowen Real Estate was no longer advertising Jim Heal's 100 acre lot and that a letter of appreciation was sent to Ginney Gove.

Meeting adjourned at 6:12 PM

Respectfully submitted,

Quentin P Mack

Secretary for the Board

DATES TO REMEMBER:

DATE OF THE NEXT MEETING IS: August 6, 2012

NUMBER OF DAYS TO THE NEXT MEETING: 29

LAST PLAN SUBMISSION DATE: 7/21/12

FINAL PUBLIC HEARING DATE NOTICE: 7/27/12

DRAFT
WENTWORTH PLANNING BOARD

MINUTES OF

8/6/12

Members Present: John Vlk, Ellie Murray, Terry Decotis, Helen Downing, Eugene Page & Quentin Mack

Members Absent: Francis Muzzey

Alternative Present Brian Dubois

Guests Present: Kenyon Karl, Roy Sabourn, Richard Gowen & Willie Gowen

Chair Vlk called the meeting to order at 6:00 PM.

The July minutes were read and approved after a spelling correction by a motion from Ellie and Terry seconded. Minutes were approved.

Quentin Presented a copy of the Dredge & Fill permit from DOT for the resurfacing of a portion of Rrt 25 and associated bridge and culvert work. No members had any comment and the permit will be filed without comment.

At 6:10 PM John opened the public hearing for the Jim Heal subdivision. Roy Sabourn presented two mylar and numerous paper copies of the final proposal and explained all of the work. The Board asked question and Roy explained to every ones satisfaction. Ellie made a motion and Quentin seconded to approve the subdivision as there was no public comment. The Board approved unanimously.

Richard Gowen asked that the Board reconsider its' position for not allowing advertisement of property before it has been approved by the Board in light of the fact that the State says that it's OK as long as it includes the quote "pending Planning Board approval. Roy Sabourn said that due to the high cost od surveying large tracts it is a real hardship on owners until they has a valid buyer. Quentin Moved and Ellie seconded that this item be on the September Agenda. The Board Approved.

Meeting adjourned at 6:40 PM

Quentin P Mack

Secretary for the Board

DATES TO REMEMBER

DATE OF NEXT MEETIN IS: September 10, 2012 (First Monday is a Holiday)

DAYS TO NEXT MEETING: 35

LAST PLAN SUBMISSION DATE: 9/27/12

FINAL PUBLIC HEARING DATE NOTICE: 8/31/2012

DATES TO REMEMBER:

DATE OF THE NEXT MEETING IS: July 2, 2012

NUMBER OF DAYS TO THE NEXT MEETING: 27

LAST PLAN SUBMISSION DATE: 6/22/12

FINAL PUBLIC HEARING DATE NOTICE: 6/26/12

DRAFT

WENTWORTH PLANNING BOARD

MINUTES OF

9/10/12

Members Present: John Vlk, Terry DeCotis, Eugene Page & Quentin Mack

Members Absent: Helen Downing, Eillie Murrary, & Francis Muzzey

Alternate Absent: Brian Debolis

John opened the meeting at 6:05 PM.

The August minutes were read and approved.

Members Present reviewed our current Subdivision Regulations and determined that they are in compliance with the State Regulation which allow property to be listed with a realtor prior to subdivision approval as long as the advertisement states "pending Planning Board approval" and no money changes hands. Quentin will call Richard Gowen.

Meeting adjourned at 6:15 PM

Respectfully submitted,

Quentin P Mack

Secretary for the Board

DATES TO REMEMBER:

DATE OF THE NEXT MEETING IS: October 1, 2012

NUMBER OF DAYS TO THE NEXT MEETING: 20

LAST PLAN SUBMISSION DATE: 9/15/12

FINAL PUBLIC HEARING DATE NOTICE: 9/20/12

DRAFT

**TOWN OF WENTWORTH
PLANNING BOARD
Minutes 10/1/12**

Members present: Francis Muzzey, Eugene Page, Helen Downing, Quentin Mack, Ellie Murrey, Terry Decotis

Members absent: John Vlk

Alternates absent: Brian Dubois

Guests Present: Kenyon Karl

Meeting called to order at 6:00 PM by Ellie Murray. Minutes from September were read and approved with a spelling correction by Ellie.

Routine mail announcements were made.

No other business was transacted.

Meeting was adjourned at 6:05 PM.

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Respectfully submitted,

Quentin P Mack
Secretary for the Board

DATES TO REMEMBER:

DATE OF THE NEXT MEETING IS: November 5, 2012

NUMBER OF DAYS TO THE NEXT MEETING: 35

LAST PLAN SUBMISSION DATE: 10/19/12

FINAL PUBLIC HEARING DATE NOTICE; 10/25/12●

DRAFT

WENTWORTH PLANNING BOARD

MINUTES OF

11/5/12

Members Present: John Vlk, Terry DeCotis, Helen Downing & Quentin Mack

Members Absent: Eugene Page, Eillie Murrary, & Francis Muzzey

Alternate Absent: Brian Debolis

Guests Present: Scott Sanborn representing Robert Thomas, Kenyon Karl

John opened the meeting at 6:03 PM.

The October minutes were read and approved.

Quentin Mack asked the Board if they wanted him to order a 2012 copy of the State Planning Regulations for \$18.00 plus postage. Since the last copy we have is several years old the Board agreed that Quentin should order one.

The Hazard Mitigation Plan is being reviewed at the selectmen's office at 6:00PM November 14th and a member of the planning board was asked to be present. Terry nominated Ellie Murrary, Helen seconded and the board agreed. Quentin is to notify Ellie.

John opened the public hearing at 6:12 PM after Quentin read Sanborn's letter describing the Robert J Tomas boundary line adjustment primarily in Warren with just 0.21 acres in Wentworth that will remain unchanged. Scott Sanborn answered questions and provided more detail.

Quentin said the application appeared complete and he had received the filing fee of \$35.00 and \$8.00 per abutter. Terry moved and Helen seconded that the Board accept the application as complete. The motion passed.

Quentin then moved that the Board approve this Boundary Line Adjustment for the Town of Wentworth and to allow the plat to be filed by the town of Warren following their approval. Helen seconded and the motion passed. John and Quentin signed the Mylar and two paper copies. Scott is to provide the Town of Wentworth with a mylar copy of this Boundary Line Adjustment once the Warren Board has signed it.

John introduced an informal discussion of the Town's pending Sale of Lot 11/1/9 and possible consequences to the Planning Board.

Meeting adjourned at 6:38 PM

Respectfully submitted,

Quentin P Mack

Secretary for the Board

DATES TO REMEMBER:

DATE OF THE NEXT MEETING IS December 3, 2012

NUMBER OF DAYS TO THE NEXT MEETING: 27

LAST PLAN SUBMISSION DATE: 12/19/12

FINAL PUBLIC HEARING DATE NOTICE: 12/23/12

DRAFT

WENTWORTH PLANNING BOARD

MINUTES OF

12/5/12

Members Present: John Vlk, Ellie Murraray & Quentin Mack; Eugene Page and Francis Muzzey arrived late

Members Absent: Helen Downing & Terry DeCotis

Alternate Present: Brian DuBois

Guests Present: Kenyon Karl

John opened the meeting at 6:00 PM. Brian was asked to fill in for one of those absent so we would have a quorum.

The November minutes were read and approved with a spelling correction.

Ellie moved, and Quentin seconded that the Planning Board Regulations not be put the Planning Board Regulations on the town Web site as Quentin had already done. After a lengthy discussion there was a 3 to 3 tie vote. It was agreed that this topic would be carried over to the January meeting in hopes that the full Board would be present. Quentin said he would ask Catherine to remove them which was done 12/5/12.

Francis asked The Board if they would like to submit the same budget as last year. It was agreed that we would.

Meeting adjourned at 6:37 PM

Respectfully submitted,

Quentin P Mack, Secretary for the Board

DATES TO REMEMBER:

DATE OF THE NEXT MEETING IS January 7, 2012

NUMBER OF DAYS TO THE NEXT MEETING: 34

LAST PLAN SUBMISSION DATE: 12/21/12

FINAL PUBLIC HEARING DATE NOTICE: 12/27/12