

**TOWN OF WENTWORTH
PLANNING BOARD**

Minutes October 6, 2014

Board Members Present: Francis Muzzey-Chairmen, Ellie Murray, Eugene Page, Palmer Koelb, Steve Davis-Selectmen
Ex-Officio

Alternate Board Members Present: Craig Pasco

Board Members Absent: Brian DuBois

Alternate Board Members Absent: John Vlk

Guests Present: Deborah Vlk Secretary, Kenyon Karl-recording the meeting, Thomas Hahn, Kevin French, Jeffrey & Patricia McIntyre, Brenton & Marcia Johnson, Kevin & Monica Godfrey & family.

Meeting called to order at 6:01PM by Francis Muzzey. Francis Muzzey asked Craig Pasco to step in as an alternate for the meeting to the meet the 5 member quorum. Craig accepted.

Francis Muzzey asked if all present had read the minutes of September 8th. Francis Muzzey noted that the minutes be corrected to state that himself and Palmer Koelb were 'appointed' not 'elected' after the March Elections. Francis made a motion to accept the minutes as corrected, Ellie made a motion and it was seconded by Palmer Koelb.

Francis announced that in the last Planning Board Meeting, he stated the wrong costs associated with the planning board regulations in regards to a major sub-division was \$50, the correct figure is \$75.

Francis announced that there is an informational meeting being presented by Thomas Hahn of Foreco Co, of Rumney, NH, in regards to the late Creta Brown property M/L 08-11-19, for a minor sub-division by her children. The basic proposal is to sub-divide this lot into 2 lots, one containing the house that borders on RT 25 and Browns Lane containing around 75 acres, with 107 acres in the other lot on Buffalo Rd. The Buffalo Rd frontage property has been surveyed. Francis asked if this sub-division proposal had any bearing on any of the other 2 lots that exist on RT 25. Mr. Hahn stated "no", these lots will go to one of the daughters and that the proposed sub-division is designed to be divided by the other two daughters. Mr. Muzzey asked about the 1.33 acre lot between Brown's Lane and RT 25, doesn't require sub-division as it has natural boundaries, but is the intent for this lot to go with the lot across the street, which Mr. Hahn stated he wasn't sure but will find out. Mr. Muzzey informed the members present of the maps provided by Mr. Hahn, of which members looked at. Steve Davis asked if the intention was to establish boundaries of Mrs. Brown's property and Mr. Hahn stated this was one of his leading questions if the board will need a full perimeter survey or not. Mr. Muzzey stated that the board has required less stringent requirements on surveying large portions of land and this will have to be stated in your application. Mr. Muzzey stated verbatim from the Planning Board Regulations 4.3 Part J of paragraph 3 insert on page 15. Mr. Muzzey stated that on Page 20, are the guidelines in filling out the application form. Mr. Hahn asked in the terms of the perimeter survey, they have surveyed the Buffalo Rd side and will survey the rest by GPS satellite of the back country, if this would suffice as to the waiver for the rest of the property. Mr. Muzzey quoted on page 21, Regulation # 5.2 Part B Number 5. The board asked that this waiver be stated on the application in reference to which boundaries will have a full survey or not and also be noted on the survey maps. Mr. Hahn stated that there is a logging road access off the Buffalo Rd side and if a driveway permit need to be required. Mr. Davis stated that there is already a driveway permit granted to Harold Brown by the Selectmen in 1995, when Mr. Brown was contemplating a subdivision which was not approved by the Planning Board. Mr. Muzzey stated that when the owners plan on a building site, they would submit a driveway permit to the selectboard. Mr. Davis stated that the driveway permit that was granted does not include a subdivision plan. Mr. Muzzey stated to Mr. Hahn the fees associated with the proposal, labels of abutters for notification, mylars and maps needed for the formal hearing.

Mr. Davis asked if the minutes were modified from last planning board meeting as he would like to add that Francis was present at that meeting and it was also noted that Ellie's name was down twice. A motion was made to add Francis Muzzey's name to the minutes and was seconded by Craig Pasco.

Francis announced a public hearing on a minor sub-division of land on Red Oak Hill Rd/Eastside Rd, M/L 05-01-06, owned by Kevin Godfrey being present by Kevin French. Mr. French informed the board of a 15 acre piece, subdivide the house into a 2.25 acre piece and create 2 lots of 5.5 acres and 7.25 acres. Mr. Muzzey asked if the property was in current use, which Mr. French stated it is not. Mr. Muzzey asked if this proposal was anticipating board approval as mylars have to present to be signed. Mr. French stated that he is waiting for state approval on one of the new lots and

wanted to include this on the mylars. Two abutters had concerns over lots line distances and angles between their deeds and the proposed map. Mr. French explained that magnetic bearings will differ depending on the equipment's placement point which will never be exact each time (a few hundredths of a difference), it does not change the placement of rebars, stone walls, etc. Mr. Davis stated that the State of NH requires anyone violating a stone wall or monument, it will have to be restored. Mr. French pointed out where the possibility of proposed driveways might be on the new lots. Mr. McIntyre pointed out that there is always standing water in one section and it will have to be redirected away from his property. Mr. Davis mentioned that if water redirected during construction, needs to be addressed and brought forth to the Selectmen to handle the added water capacity and possibly an upgrade to the existing system to prevent flooding. Mr. Muzzey went down the checklist for a minor sub-division requirements, 5.2 Part B, 1-11 on pages 20-21 for Mr. French to include on the mylars and maps. Mr. French met all requirements, except 8 & 10, which will be provided for the final public hearing. Mr. Davis wanted to state on record if we had any structural or any other planned drainage out of the wetlands, into the town drainage system, that it would not be part of this approval. If not planned now it will have to be acquired later. If you plan on doing subsoil drainage to get it below the surface length, more water capacity will be added to the present system and we're not sure if it can handle it without an engineering study. The minutes will show that the Planning Board has not the authority to approve of a drainage system. Francis made a motion to have a conditional approval upon completion of 8 & 10 requirements by Mr. French, motion made by Ellie and seconded by Palmer Koelb. Mr. French asked if #10 be written or on the maps. Mr. Koelb asked it should be on both.

Mr. Muzzey mentioned a letter from the North Country Council asking if the board would like to purchase the NH planning and Land use Regulation book for \$5.95, as after October 22nd the price will be \$60.00. Palmer asked if any changes had been made since the last book to justify the purchase. Francis mentioned that Bernie Ward does report updates to the regulations. Francis made a motion before the board to purchase 2 books, seconded by Ellie.

Craig Pasco was wondering if there is a way to show the presenters maps better for viewing by all, then maps being strewn over everywhere. It's inconvenient and very confusing. At this time we have no power point projector to help with this. The only plausible way is to clear off the board's table to spread out the maps for better viewing.

Francis motioned to adjourn the meeting at 7:20PM, seconded by Ellie Murray.

Respectfully submitted,

Deborah Vlk, Secretary

Dates to remember:

Date of the next meeting: November 3, 2014

Last Plan Submission Date: October 17, 2014

Final Public Hearing Date Notice: October 24, 2014