

Wentworth Planning Board Minutes  
May 1, 2023

Quorum with John Meade, Duane Brown, Linda Franz, Omer C. Ahern, Jr., Palmer Koelb, Sonia Scheller. Absent Brian DuBois. Also in attendance was a resident, Louis Delsart to address a complaint and a high school student, Brianna Stuart to observe for class assignment.

At 6:00 pm, John Meade, Chairman, opened the meeting.

John Meade made a motion to appoint Palmer Koelb as Planning Board member for the term of one year. Seconded by Duane Brown. Motion carried unanimously.

Omer C. Ahern, Jr. made a motion to approve the meeting minutes for February 27, 2023. This meeting was to present the Master Plan to the public for questions and comments. Seconded by John Meade. Motion carried unanimously.

Omer C. Ahern, Jr. made a motion to approve the meeting minutes for March 6, 2023. Seconded by Duane Brown. Motion carried unanimously.

The town's administrative assistant received a complaint from a resident, Donna King, regarding a new driveway built adjacent to her road on a neighbor's property owned by Louis Delsart. The complaint was that on occasion, there have been many vehicles parked in the driveway and alongside the road that caused difficulty for other vehicles to pass. It was determined that a driveway permit was never applied for or issued by the town. John Meade informed him that he needs to apply for a driveway permit with the Select Board's office.

It was discovered that there is also a 12 X 16 structure on the property located approximately 100-150 feet from the main residence. Mr. Delsart informed the board that the structure was for sleeping quarters only for visitors, and that there is no running water, toilet or kitchen. They do have a privy and temporary water supply (hose). After some discussion, it was determined that the structure is just a camp and does not qualify as an Accessory Dwelling Unit (ADU) at this time and does not need permitting. Because Mr. Delsart informed of his future plans for water, etc., John Meade suggested that Mr. Delsart provide the board with a rough sketch of his property including structures and driveways and also complete the ADU application. This would be kept in the town's property files for reference. John Meade also informed Mr. Delsart that as soon as a water source is installed, it would become an ADU and would need to be connected to the residence's septic system or have a separate, professionally engineered system for the ADU. Mr. Delsart agreed to provide the board with applications for an ADU and driveway permit at next meeting.

At our next meeting to be held on June 5, 2023, the board will start to discuss site plan review process. Some points will be taken from the State of NH procedures.

Also to be addressed, the planning board's involvement with the approval of septic designs and driveway permits and the appointing a new Ex officio from the Select Board. John Meade will coordinate with the administrative assistant.

For future discussion is the subject of absentee owners of Vrbo's and Airbnb's.

At 6:45 pm, Sonia Scheller made a motion to adjourn the meeting. Seconded by Palmer Koelb. Motion carried unanimously.

Submitted by Linda Franz, Planning Board Secretary