

Wentworth Planning Board
Meeting Minutes of 11 July 2022

Quorum met Marine Reilly- Collette, John Meade, Sonia Scheller, Omer Ahern Jr. , Palmer Koelb

6:43 PM – Madam Chair opens the meeting

6:44- Madame chair asks if anyone has any changes or issue with the meeting minutes of 6 June 2022 distributed electronically. Palmer Koelb make a motion to accept as written seconded by Sonia Scheller

Carries unanimously.

6:45- Small Fruit Farm LLC as well as Stanley and Sarah Kulenski provide the board an application/ Survey for a Lot Line adjustment for .2 of an acre at the rear of the Kulenski lot. This decreases the Small Fruit Farm to roughly 106 .1 acres and increases the Kulenski lot to 2.21 acres. The board advises the Kulenskis that they are a mere .04 of an acre to allow for an ADU and it may behoove them to make this adjustment for a future need. The board reviewed the drawings and application and have no issues. The application and abutters fees were collected and a hearing for 1 August was scheduled.

6:59- Alan Barnard on behalf of Rockhaven Financial LLC returns in front of the Board for a Minor Subdivision hearing. Madame Chair opens the hearing. Present are Mr. and Mrs. Michael Santom abutters. The board reviews the drawings presented. They are not mylars and do not contain a stamp.

Mr. Santom asks questions about the feasibility of a septic system on the proposed lot as surface water appears to be an issue at certain times of the year. Mr. Barnard LLS provides a perc test to back up the placement on the drawings. The board also assures Mr. Santom that a septic engineer must provide a complete drawing approved and inspected by NHDES as well as reviewed by the Board Of Selectpersons.

Since a DES approval of subdivision of less than 5 acres was missing as well as stamped mylar plans and what Mr. Barnard LLS states is two missing bounds he seeks conditional approval.

Madame chair was more in line with providing a continuance until all approvals are in place. Mr. Barnard states a conditional approval is not out of line and is approved within the New Hampshire planning board handbook. Madame chair cautions Mr. Barnard if he receives approval and not a continuance that a 90 day clock is started from application. Mr. Barnard LLS has no issue with this.

John Meade makes a motion to provide conditional approval based on provision of stamped Mylars, Subdivision Approval by NHDES and bounds installed. Seconded by Omer Ahern Jr.

4 Ayes and one Nay, Motion carries by majority.

7:31- Motion to close hearing by Omer Ahern Jr. Seconded by Palmer Koelb. Carries unanimously

7:32- Meeting moves on to Master Plan review with June and Olin Garneau remote Chapters 1,2 and 5 are complete for the most part. Natural resource inventory was discussed. Omer will speak with Lisa Donner of the Baker River Watershed Association. Lisa is at PSU. John Meade to verify Warren Master

Plan to see if it has an NRI. John Meade to speak with Chief Trott and or Jeff Ames to verify road miles in town for class 5 and class 6 roads

Sonia Scheller to verify how many town cemeteries we have. We believe it is 3 large cemeteries, (Foster East Side Road and Rte. 25 Center Cemetery above the village)

8:19- Marina Reilly-Collette makes a motion to adjourn Sonia Scheller seconds, Carries unanimously.