

Wentworth Planning Board Minutes
December 5, 2022

Quorum with John Meade, Duane Brown, Linda Franz, Sonia Scheller, Omer Ahern, Palmer Koelb, and Brian Dubois as Ex Officio. Also in attendance were Jeff Ames and Kevin French.

At 6:34 pm, Chairman, John Meade, opened the meeting.

Sonia Scheller made a motion to approve the meeting minutes for November 7, 2022. Seconded by Duane Brown. Motion carried unanimously.

John Meade made a motion to appoint Sonia Scheller as a Planning Board member with term expiring in March 2023. Seconded by Palmer Koelb. Motion carried unanimously.

The board briefly discussed a previous determination of a fence dispute. In summary, the town did not adopt the RSA regarding fence specifications. The town has no zoning. There is nothing noted in state requirements and building codes. The Town does not have any ordinances regarding fencing. Therefore, the board has no further involvement with this issue. Omer Ahern made a motion in support of the board's position on the fence issue. Seconded by Linda Franz. Motion carried unanimously.

At 6:38 pm, John Meade opened the scheduled hearing for a minor lot line adjustment application between Scheller Rentals, LLC and the Town of Wentworth. Sonia Scheller recused herself from any decision making and voting. The surveyor, Kevin French, presented a plat indicating the transfer of .71 acre from the Scheller Rentals, LLC lot 5-2-8 to the Town of Wentworth lot 8-1-7 for the purpose of constructing a new fire station/public safety building. No NHDES approval was required, no abutters were present to oppose, and an existing water rights easement from an abutting property to service the Scheller lot will remain intact. The Select Board agreed to waive application fee, cost for mailing abutter notices, LCHIP and filing fees totaling \$150. John Meade made a motion to accept the lot line application. Seconded by Palmer Koelb. Motion carried unanimously. Two mylars were signed, and Linda Franz will file the plat with the GCROD. At 6:45 pm John Meade closed the hearing.

At 6:46 pm, June Garneau of Mapping and Planning Solutions joined the meeting remotely. June reviewed Chapter 3 of the Master Plan titled "Community Facilities and Services" as well as a recap of Chapter 9 titled "History, Historic Resources and Culture". June is still waiting for additional information to wrap up Chapter 9. June anticipates having the completed plan ready for Select Board review in late January 2023. An informational meeting for town residents will be set up for early to mid-February. The finalized plan will be adopted at the annual town meeting on March 11, 2023.

At 8:00 pm, John Meade adjourned the meeting.

Next scheduled meeting is January 9, 2023 at 6:30 pm.

Submitted by Linda Franz, Planning Board Secretary

Topics for discussion at next meeting:

1. Discussion with the Select Board regarding septic approvals by the Planning Board.
2. Require a review with the Planning Board for any plans involving multi-family and commercial development to insure compliance with town regulations.