

Wentworth Planning Board
Master Plan Public Hearing Minutes
February 27, 2023

Quorum with John Meade, Linda Franz, Omer C. Ahern, Jr., Palmer Koelb. Absent Duane Brown, Sonia Scheller and Brian DuBois.

At 6:31 pm Palmer Koelb made a motion to open the Public Hearing. Seconded by Omer C. Ahern, Jr. Motion carried unanimously.

The purpose of the Public Hearing was to accept input on the January 10, 2023 draft Master Plan prepared by Mapping and Planning Solutions (M.A.P.S). In attendance from M.A.P.S. were June and Olin Garneau.

June Garneau started the discussion with a brief overview of the plan and then outlining and discussing the seven guiding principles of the plan:

From Page 6 - Seven guiding principles emerged from the responses to the Community Survey, input from town boards, commissions, departments, and interested citizens:

- 1) Preserve the small-town and rural feel of the community.
- 2) Encourage the well-planned development of small businesses, agricultural initiatives, and cottage industries.
- 3) Exercise caution and control over significant commercial and industrial development.
- 4) Maintain and protect the rural landscape, the scenic natural environment, the recreational opportunities, and the overall aesthetics of the community.
- 5) Improve high-speed internet and cell coverage throughout the community.
- 6) Strive to maintain or lower property taxes.
- 7) Promote tourism by encouraging the development of facilities such as restaurants, small retail shops, and recreation opportunities that entice visitors to explore the community.

John Meade reiterated the adverse feelings of the residents regarding zoning in the town. Majority of questionnaire responses did not want zoning.

A resident asked about "cluster housing" where multiple residents would have separate dwellings with some shared areas. John Meade referred the resident to the Planning Board regulations section that discusses Accessory Dwelling Units (ADU's).

Some other general questions and comments were made and addressed. Further questions and comments may be directed to the Planning Board through Monday, March 6, 2023 at which time the Board will formally adopt the finalized Master Plan.

At 7:18 pm John Meade made a motion to adjourn the Public Meeting. Seconded by Palmer Koelb. Motion carried unanimously.

Submitted by Linda Franz, Planning Board Secretary