

Wentworth Planning Board Minutes  
June 5, 2023

Quorum with John Meade, Duane Brown, Linda Franz, Omer C. Ahern, Jr., Palmer Koelb, Sonia Scheller, and Brian DuBois. Also in attendance was a resident, Louis Delsart, Neil & Angela Borger, Karen Badger, and Steve Gardner.

At 6:02 pm, John Meade, Chairman, opened the meeting.

Duane Brown made a motion to approve the meeting minutes for May 1, 2023. Seconded by Sonia Scheller. Motion carried unanimously.

M. Louis Delsart appeared before the board regarding a previous complaint received and addressed at the May 1, 2023 meeting regarding a recently built 12 X 16 structure on his property. At that point in time, the structure was deemed to be in compliance with the Planning Board Subdivision Regulations, and no further action was required. However, if the structure were to be connected to a water supply, it would be considered an accessory dwelling unit (ADU) and would need to comply with the regulations. Mr. Delsart reported that he connected the structure to a water supply and tied into the existing septic system for his home. He provided a sketch that was not sufficient to show that his property is in accordance with the subdivision regulations. He was previously informed that if he connected to a water supply, a licensed septic designer would have to draw up a new design for the septic system and present it to the Planning Board. He said that he will get this done and present it to the Planning Board when it is completed. At that time, he will apply for an AUD. He has also submitted a driveway permit to the Select Board as was requested. John Meade will follow up with the town's Administrative Assistant.

Steve Gardner and Karen Badger of Atwell Hill Road appeared before the board to inform of a neighbor dumping trash, junk, a boat, and other items over his property line. The neighbor also is using a private road on the Gardner/Badger property that he believes is a common road. His belief is based on a previously (40+ years ago) subdivision plan that was never approved. The tax map in the office shows the penciled-in road. There is also some confusion on right of way access to the neighbor's property. According to deeds, the right of way is from Route 25A, not Atwell Hill Road. The Planning Board has no jurisdiction over this matter, and the board's advice to Gardner/Badger is to contact surveyor, Kevin French, to have the road removed from the tax map and present a new plat to be recorded at the Registry of Deeds and to clearly define the neighbor's "right of way".

Neil and Angela Borger presented a minor subdivision application to divide Tax Lot 11-5-9A consisting of 29.70 acres± into three lots: Lot 1 for 1.52 acres±, Lot 2 for 11.19 acres±, and Lot 3 for 16.97 acres±. This subdivision meets all requirements of the Planning Board Subdivision Regulations. Abutter notices will be sent out, and fees of \$115 have been paid. A hearing is set for Monday, July 10, 2023 at 6:00pm.

The Planning Board was asked to look into the property located at 296 Mount Moosilauke Highway owned by Gordan and Deborah Gowing. There are five dwellings on the property: a mobile home, a large shed, and three campers, all appear to be occupied. They may be

noncompliant with the Planning Board Subdivision Regulations. John Meade will contact the town's Health Officer to conduct an inspection. Linda Franz will write a letter to the owners. This will be discussed further at next month's meeting.

Some possible changes/additions to the Planning Board Subdivision Procedures were discussed. One would include a definition of seasonal use of a property. Anything over 180 days is considered a permanent residency. Resident must submit a plan for gray and black water disposal. John Meade will contact the town's Health Officer for advice. Also included would be for the board to review any proposed commercial site plans. John Meade has asked board members to put together checklists of items to be reviewed that would be within the scope of the Master Plan.

Brian DuBois will propose to the Select Board that the approval/review of septic designs and driveway permits be handled by the Planning Board.

At 7:27 pm, Omer C. Ahern, Jr. made a motion to adjourn the meeting. Seconded by Sonia Scheller. Motion carried unanimously.

Submitted by Linda Franz, Planning Board Secretary