

TOWN OF WENTWORTH

PLANNING BOARD

Minutes 01/08/2018

Members present: George Morrill, Martha Morrill, Palmer Koelb, Tracy Currier ExOfficio,

Alternates Present: ,

Members Absent:, Chairman Francis Muzzey, Marina Reilly-Collette,

Alternates absent: Craig Pasco

Guests Present: Harry Burgess

Meeting called to order at 6:08PM

Motion to open Martha Morrill

. Minutes

Motion to approve Palmer Koelb, second Tracy Currier

Motion Passed

Harry Burgess presented an application for a lot line adjustment. Lots involved are 05-08-01 and 05-08-02. It was reviewed by the members present. I will post a notice for the Public hearing and notify the abutting land owners. The public meeting will be held at the next scheduled Planning Board meeting; February 5, 2018.

Motion to adjourn.

Tracy Currier, second Palmer Koelb

Meeting was adjourned at 6:26 PM.

Respectfully submitted,

George A. Morrill

Secretary for the Board

DATES TO REMEMBER:

DATE OF NEXT MEETING IS: 02/05/2018

LAST PLAN SUBMISSION DATE: 01/19/2018

FINAL PUBLIC HEARING DATE NOTICE: 01/26/2018

TOWN OF WENTWORTH

PLANNING BOARD

Minutes 02/05/2018

Members present: Chairman Francis Muzzey, Marina Reilly-Collette, George Morrill, Martha Morrill, Palmer Koelb, Tracy Currier ExOfficio,

Alternates Present: ,

Members Absent:,

Alternates absent: Craig Pasco

Guests Present: Harry Burgess, Anthony Melendy, Douglas Campbell, Edwin Molianen

Meeting called to order at 6:02PM

Motion to open Francis Muzzey

. Minutes

Motion to approve Martha Morrill, second Palmer Koelb

Motion Passed

Harry Burgess presented an application for a lot line adjustment. Lots involved are 05-08-01 and 05-08-02. It was reviewed and accepted by the members present.

Two following items were omitted:

Close business meeting

Open Public hearing

Required application fees and abutter notifications were reviewed approved.

Discussion and review of lot plan by members and guests.

There were no objections to the proposed plan.

Motion to close Public hearing Martha Morrill, second Marina Reilly-Collette

Public hearing Closed 6:27.

Without objection, the paper and mylar copy were signed by the chairman and the secretary. (one additional mylar to be delivered by the surveyor.)

Check for \$51.00 was accepted for county recording an L-Chip fees.

Motion to adjourn.

Palmer Koelb, second Martha Morrill

Meeting was adjourned at 6:28 PM.

Respectfully submitted,

George A. Morrill

Secretary for the Board

DATES TO REMEMBER:

DATE OF NEXT MEETING IS: 04/02/2018

LAST PLAN SUBMISSION DATE: 02/16/2018

FINAL PUBLIC HEARING DATE NOTICE: 02/23/2018

TOWN OF WENTWORTH

PLANNING BOARD

Minutes 02/05/2018

Members present: Chairman Francis Muzzey, George Morrill, Martha Morrill,

Alternates Present: Craig Pasco

Members Absent:. Marina Reilly-Collette, Tracy Currier ExOfficio, Palmer Koelb

Alternates absent:

Guests Present:

Meeting called to order at 7:00 PM (Belated alternate start)

Motion to open Francis Muzzey
Craig Pasco declared alternate

. Minutes of meeting 1/08/2018

Motion to approve Martha Morrill, second Craig Pasco

Motion Passed

Harry Burgess has not delivered the second mylar copy of the Zaremba lot line adjustment. George will call to remind Mr. Burges.

Discussion of the open positions for the Town Election March 13. There were some errors on the current Ballot.

Note: (the errors were noted to the Town Clerk, the ballots were corrected and reprinted)

Motion to adjourn.

Francis Muzzey, second Martha Morrill

Meeting was adjourned at 7:29 PM.

Respectfully submitted,

George A. Morrill
Secretary for the Board

DATES TO REMEMBER:

DATE OF NEXT MEETING IS: 04/02/2018

LAST PLAN SUBMISSION DATE: 03/16/2018

FINAL PUBLIC HEARING DATE NOTICE: 03/23/2018

Town of Wentworth
Planning Board
Minutes 4/9/18

Members present: George Morrill, Secretary; Francis Muzzey, Chair; Marina Reilly-Collette; Tracy Currier; John Meade; Martha Morrill.

Guests present: Erin Leckenby, Erin Leckenby, George Leckenby

Meeting called to order at 6:02 p.m.

Motion to open Frances Muzzey Second Martha Morrill

Unanimously approved

Minutes of meeting March 5, 2018

Motion to approve Martha Morrill Second Tracy Currier

Unanimously approved

- From the floor,

We heard a proposal to add a double wide trailer on a lot in a campground for parents to live in. After much debate over Town of Wentworth Subdivision regulations it was decided that this situation did not qualify as a subdivision and therefore did not need regulations applied to it. The proposal passed with a 4 to 2 vote

We will vote on this next meeting, May 7, 2018, since two of the members, new to the Board, have not been officially sworn in.

- Select and vote on a Chairperson for 2018-1019 year

Marina nominated Francis Muzzey to continue as Chairperson.

The nomination was unanimously approved

- Select and vote on a Secretary for 2018-1019 year

Martha nominated George Morrill to continue as Secretary

The nomination was unanimously approved

- A motion was made by George Morrill that we move meeting time to 6:30 p.m. to enable those with longer commutes time to arrive.

Second Marina Reilly-Collette Unanimously approved

Note: Harry Burgess delivered Mylar for Zeremba lot line adjustment. Recorded by Francis Muzzey to Grafton Country Registry of Deeds.

Motion to adjourn at 6:55 Francis Muzzey Second John Meade

DATES TO REMEMBER:

DATE OF NEXT MEETING IS: 05/07/2018

LAST PLAN SUBMISSION DATE: 04/20/2018

FINAL PUBLIC HEARING DATE NOTICE: 03/24/2018

TOWN OF WENTWORTH

PLANNING BOARD

Minutes 05/07/2018

Members present: Chairman Francis Muzzey, George Morrill, Martha Morrill, Tracy Currier, Marina Reilly-Collette

Alternates Present: Craig Pasco

Members Absent: Doug Campbell ExOfficio, John Meade

Alternates absent:

Guests Present:

Meeting called to order at 6:31 PM

Motion to open: Francis Muzzey All in Favor

Shane McGraw presented a completed request for a voluntary merger of existing lots.

Additional information required: permission form the current mortgage holder

He will attend the June meeting with the additional information.

The cost of the application is \$20.00. We will investigate the County recording costs.

Review: Pine Haven subdivision question. Discussion included the two members that had not been sworn in before the vote of April 2nd.

We scheduled a special meeting for May 14th at 6:30 PM. The meeting will be posted in two locations.

Minutes of meeting 04/02/2018 were not approved

Motion to adjourn 7:50 PM

Tracy Currier, second Marina Reilly-Collette

Respectfully submitted,

George A. Morrill
Secretary for the Board

DATES TO REMEMBER:

DATE OF NEXT MEETING IS: 06/04/2018

LAST PLAN SUBMISSION DATE: 05/18/2018

FINAL PUBLIC HEARING DATE NOTICE: 05/25/2018

TOWN OF WENTWORTH

PLANNING BOARD

Minutes 05/14/2018

Members present: Francis Muzzey, Chairman; George Morrill, Secretary; John Meade, Martha Morrill, Tracy Currier, Marina Reilly-Collette
Doug Campbell Ex Officio

Alternates Present: Craig Pasco Palmer Koelb

Members Absent:

Alternates absent:

Guests Present:

Meeting called to order at 6:30 PM

Motion to open Francis Muzzey All in Favor

John Meade made a motion that we vote on the Pine Haven proposal that had been discussed at the April 4th Meeting.

Second: George Morrill All in Favor

Discussion followed over Section 674:73 Detached Accessory Dwelling Units; Section 674:71 Accessory Units; and Section 216-1:1 Recreational Campgrounds and Camping Parks.

The proposal voted on stated - The Pine Haven Campground would not be required to apply for a subdivision to install a modular home on two of their existing sites. This would provide housing for the owners ailing parents (accessory dwelling). (yes vote says no subdivision is required) (no vote says subdivision is required)

Roll call vote:

Tracy Currier -Y

John Meade -Y

George Morrill – Y

Martha Morrill – Y

Francis Muzzey – N

Marina Reilly-Collette – N

Doug Campbell – Abstain

Vote was in the Affirmative

Discussion:

Master Plan research - John Meade

Francis will research requirements to update the Planning Board Regulations

Motion to adjourn 7:50 PM

Tracey Currier, second Marina Reilly-Collette

Respectfully submitted,

George A. Morrill

Secretary for the Board

DATE OF NEXT MEETING IS: 06/04/2018

LAST PLAN SUBMISSION DATE: 05/18/2018

FINAL PUBLIC HEARING DATE NOTICE: 05/25/2018

WENTWORTH PLANNING BOARD
WENTWORTH, NH 03282

MINUTES OF JUNE 4TH, 2018 MEETING

MEMBERS PRESENT: FRANCIS MUZZEY, JOHN MEADE, MARINA REILLY COLLETTE,
DOUGLAS CAMPBELL Members Absent: George Morrill and Martha Morrill

ALTERNATES PRESENT: PALMER KOELB, CRAIG PASCO

MEETING COME TO ORDER 6:30 PM

MINUTES OF MAY 7TH, 2018 MEETING UNAVAILABLE. WILL BE ADDRESSED AT NEXT MEETING.

(Everyone was sent a copy of the May 7th minutes and there is a copy in the Planning Board folder located on top of the filing cabinet) George Morrill, secretary was absent for this meeting.

AGENDA: VOLUNTARY LOT MERGER-SHANE McGRAW
SUBDIVISION PLAN SUBMISSION-BRIGITTE WILMS
MASTER PLAN DISCUSSION

THE LOT MERGER AND SUBDIVISION PLAN WILL BE ADDRESSED WHEN THE FILERS ARE BEFORE THE BOARD.

THE MASTER PLAN WAS DISCUSSED. APPROXIMATELY 15 YEARS HAVE PASSED WHEN A SURVEY TAKEN BY TOWN RESIDENTS WAS COMPLETED. THE INTENT OF THESE QUESTIONS WERE TO DETERMINE WHAT DIRECTION RESIDENTS WANTED THEIR TOWN TO BE IN THE NEAR AND FAR FUTURE, AND WHAT IF ANY CHANGES WERE NEEDED.

JOHN MEADE HAS STUDIED THE MASTER PLAN AND HE WOULD LIKE TO UPDATE ITS CONTENTS. HIS WIFE JEN HAS OFFERED TO HELP WITH TYPING AND DOCUMENTATION AS NEEDED. A COPY OF WARREN NH MASTER PLAN (CURRENT EDITION) WILL BE OBTAINED AND USED AS A TEMPLATE.

ACCESSORY DWELLINGS WERE DISCUSSED. MARINA IS DEVELOPING AN ADDITION TO OUR PLANNING BOARD REGULATIONS THAT MEET THE REQUIREMENTS OF ACCESSORY DWELLING STATE REGULATIONS.

MEETING ADJOURNED 7:03 PM

SECRETARY- CRAIG PASCO

TOWN OF WENTWORTH

PLANNING BOARD

Minutes 07/02/2018

Members present: Francis Muzzey, Chairman; George Morrill, Secretary; Martha Morrill, Tracy Currier, Marina Reilly-Collette

Alternates Present: Craig Pasco, Palmer Koelb

Members Absent: Doug Campbell ExOfficio, John Meade

Alternates absent:

Guests Present:

Meeting called to order at 6:32 PM

Motion to open: Francis Muzzey
second Marina Reilly-Collette

Minutes May 7, 2018

Motion to accept Francis Muzzey, Second Martha Morrill

Minutes May 14, 2018

Removed the line to second motion to vote and the "All in Favor"

Motion to accept minutes with change. Marina Reilly-Collette, Second Martha Morrill

Minutes June 4, 2018

Tracy Currier was added to the minutes as being absent

The minutes were approved with the above change

Francis noted that he had passed his Planning Board information (Master Plan) to John Meade.

Discussion followed on how many copies of the 2018 New Hampshire Planning and Land Use Regulations are needed to share among the members. A motion made by George Morrill to ask Arlene Patten to purchase two. Second, Tracy Currier

Quorum requirements were discussed. 4 members present constitutes a quorum per .(RSA 673:10) There was some confusion about 4 or 5, but after some researching the members all agree on the number 4.

Accessory Building Regulation Draft distributed by Marina who spent much time researching and extrapolating ideas from another Planning Board and other resources. Marina gave each Planning Board Member a copy to review and asked that we forward any suggestions for changes or additions to Marina. Marina will bring to the next Planning Board a compilation of these ideas and we will form a final draft.

The Board would like to extend thanks to Marina for all her efforts in researching and preparing these amendments to the Planning Board regulations.

Motion to adjourn 7:50 PM

Tracy Currier, second Marina Reilly-Collette

Respectfully submitted,

George A. Morrill
Secretary for the Board

DATES TO REMEMBER:

DATE OF NEXT MEETING IS: 09/10/2018

LAST PLAN SUBMISSION DATE: 08/17/2018

FINAL PUBLIC HEARING DATE NOTICE: 08/24/2018

TOWN OF WENTWORTH

PLANNING BOARD

Minutes 08/06/2018

Members present: Francis Muzzey, Chairman; George Morrill, Secretary; Martha Morrill, Tracy Currier, Marina Reilly-Collette, John Meade, Doug Campbell Ex-Officio

Alternates Present:

Alternates absent: Craig Pasco, Palmer Koelb

Guests Present: Terry DeCotis, Karen Krumenaker, Mark Evans, Alison Farena, Harry Burgess

Meeting called to order at 6:30 PM

Motion to open: John Meade
second Doug Campbell

Minutes July 6, 2018

Motion to accept as written: Martha Morrill, Second Marina Reilly-Collette
Minutes approved

Francis Muzzey noted that John Meade had returned the information that he had previously received from Francis.

Editorial note by the Secretary

Though there was discussion of these applications, none of the comments should be recorded in the minutes. The nature of the application and the purpose of the applications should not be discussed with out notification to the abutters and the public. Discussion should only occur during a public meeting.

- I. Harry Burgess presented an application for a lot line adjustment between lots 5-7-2 (owner Frank Zaremba and 5-8-2 owned by Jared King. A completed application was filed with the fees. Notification shall be made to the abutters and public for consideration of the application. The application shall be reviewed at the September 10th meeting of the Planning Board.
- II. Owner Mark Evans presented an application for a lot line adjustment between lots 13-02-06 and 13-02-08. A completed application was filed with the fees. Notification shall be made to the abutters and public for consideration of the application. The application shall be reviewed at the September 10th meeting of the Planning Board.
- III. Karen Krumenaker inquired about having a mobile home on her lot while building a permanent dwelling. Consensus was there is no planning board requirement pertaining to this.

John Meade distributed copies of the current Wentworth Master Plan for each of the Planning Board members, both in digital format and hard copy.

Thank you to Jen Meade for her efforts to scan and create the digital copies.

Marina will add the recommended changes to the Accessory Dwelling Regulations. The changes entailed changing “zoning regulations” to “FEMA zoning regulations and State Building codes”.

The continuing process will be:

- Submit changed document to the board
- On approval by the board, the regulation document will be delivered to the Selectmen for submission to the
- town attorney (paid from Planning Board expense, approved at Town Meeting)
- Approval by the board of the final wording
- Notice of a public hearing
- Public hearing and vote to accept the changes to the regulations

Motion to adjourn 8:15 PM

Tracy Currier, second Marina Reilly-Collette

Respectfully submitted,

George A. Morrill
Secretary for the Board

DATES TO REMEMBER:

DATE OF NEXT MEETING IS: 10/01/2018

LAST PLAN SUBMISSION DATE: 09/14/2018

FINAL PUBLIC HEARING DATE NOTICE: 09/21/2018

TOWN OF WENTWORTH

PLANNING BOARD

Minutes 09/10/2018

Members present: Francis Muzzey, Chairman; George Morrill, Secretary; Tracy Currier, Marina Reilly-Collette, John Meade, Doug Campbell Ex-Officio

Members absent: Martha Morrill

Alternates Present:

Alternates absent: Craig Pasco, Palmer Koelb

Guests Present: Terry DeCotis, Mark Evans, Alison Farena, Harry Burgess, David Evans, Arnold Evans, Sharon Evans, Tony Melendy, Carol Cole

Meeting called to order at 6:31 PM

Motion to open: Marina Reilly-Collette
second John Meade

Minutes August 6, 2018

... remove Editorial note

Motion to accept minutes as modified: Marina Reilly-Collette, Second John Meade

Minutes approved

Discussion of process for finalizing the changes to the Planning Regulations; print the pages with modifications, public hearing, any changes because of the hearing, present to Select Board, legal review.

6:45

Hearing for Application submitted by Mark Evans for a lot line adjustment between lots 13-02-06 and 13-02-08.

Motion to open: Tracy Currier Second John Meade

Abutters notified, notice posted in two locations.

Discussion of the size of one of the lots, .97 acres. Subdivision regs require 1 acre lots, Per waivers and relaxation of requirements (page 7) there were no adverse effect under the conditions of the lot line adjustment.

Motion to conditional approval with the receipt of 2 mylar prints and one blueprint; Francis Muzzey second Tracy Currier

Request approved by voice vote.

7:06 Motion to Close Hearing; Tracy Currier, second Doug Campbell

7:12 Hearing for Application submitted for a lot line adjustment between lots 5-7-2 (owner Frank Zaremba and 5-8-2 owned by Jared King.

Motion to open: Tracy Currier, Second Marina Reilly-Collette

Review items on the survey: correction to lot numbers, and abutters name.

One item in question was the boundary being the Martins Brook. After much discussion the wording of note 4 on the survey was changed to state, "Southern border of the area to be annexed is to follow mean high-water mark along the north edge of Martins Brook.

Points along Martins Brook are to be removed.

Motion for conditional approval based upon the above changes and receipt of a check for \$51.00 for recording fees.

John Meade, second Tracy Currier

Voice vote as recorded:

Doug Campbell recused

Francis Muzzey - abstain

Those in favor:

Tracy Currier

Marina Reilly-Collette

John Meade

George Morrill

Hearing adjourned at 8:12

Francis Muzzey submitted a letter of resignation from the position of chairman, and Planning Board member.

Motion to adjourn 8:14 PM

Tracy Currier, second Marina Reilly-Collette

Respectfully submitted,

George A. Morrill

Secretary for the Board

DATES TO REMEMBER:

DATE OF NEXT MEETING IS: 10/01/2018

LAST PLAN SUBMISSION DATE: 09/14/2018

FINAL PUBLIC HEARING DATE NOTICE: 09/21/2018

TOWN OF WENTWORTH

PLANNING BOARD

Minutes 10/1/2018

Members present: George Morrill, Secretary; Martha Morrill, Doug Campbell Ex-Officio, John Meade, Tracy Currier

Members absent: Marina Reilly-Collette

Alternates Present:

Alternates absent: Craig Pasco, Palmer Koelb

Guests Present: Ronald and Donna Hajj

Motion to open: John Meade
second Tracy Currier
Meeting called to order at 6:30 PM

Review of the application for a lot line adjustment submitted by the Estate of Todd D. Downing. 17.49 acres between lots 5-1-22 and 5-1-3 giving access to landlocked lot 5-1-3. Application accepted as complete and appropriate fees. Notice to abutters regarding public hearing on November 5 at 6:45 PM.

The board requested to send a letter to Mark Evans regarding monies due to record his lot line adjustment approved at the September 10th planning board meeting.

(I have received a check for \$56.00 from Mr. Evans. The Mylar has been submitted to the Registry of Deeds.)

Minutes from September 10
Motion to accept Martha Morrill
Second Tracy Currier
Minutes accepted as submitted

Minutes from September 13
Motion to accept Tracy Currier
Second Doug Campbell
Minutes accepted as submitted

Motion to adjourn Tracy Currier
Second John Meade
Meeting closed at 7:10 PM

Respectfully submitted,

George A. Morrill
Secretary for the Board

TOWN OF WENTWORTH

PLANNING BOARD

Minutes 11/5/2018

Members present: Marina Reilly-Collette George Morrill, Secretary; Martha Morrill, John Meade,

Members absent: Tracy Currier

Alternates Present: Palmer Koelb

Alternates absent: Craig Pasco,

Guests Present: Ronald and Donna Hajj, and Executor Todd Downing Estate

Motion to open: Marina Reilly-Collette

second Palmer Koelb

Meeting called to order at 6:30 PM

Minutes from October 1, 2018

Review of minutes – remove “Emergency Meeting” from minutes heading

Motion to accept Martha Morrill

Second John Meade

Minutes accepted as corrected

Motion to open hearing for of the application for a lot line adjustment submitted by the Estate of Todd D. Downing. 17.49 acres between lots 5-1-22 and 5-1-3 giving access to landlocked lot 5-1-3. Martha Morrill

Second John Meade

One abutter did not accept the Hearing notice sent registered mail.

Plan visually reviewed by board members.

Discussion involved Easement for New England Power Company (High voltage power lines) determined to not be an issue.

Motion to close Hearing at 6:??

Motion to accept the lotline adjustment John Mead

Second Palmer Koelb

Application approved by voice vote.

Motion to adjourn John Meade

Second

Meeting closed at 7:18 PM

Respectfully submitted,

George A. Morrill

Secretary for the Board

TOWN OF WENTWORTH

PLANNING BOARD

Minutes 12/3/2018

Members present: Marina Reilly-Collette George Morrill, Secretary; Martha Morrill, Tracy Currier

Members absent: John Meade

Alternates Present: Palmer Koelb

Alternates absent: Craig Pasco,

Guests Present:

Motion to open Tracy Currier
second Palmer Koelb
Meeting called to order at 6:33 PM

Minutes from November 3, 2018

Motion to accept as submitted, Palmer Koelb
Second Martha Morrill

Marina has completed and submitted to the State the 2018 Municipal Land Use Regulation Annual survey.

Motion to table discussion of the Master Plan, as John Meade was unable to attend, Tracy Currier
Second Martha Morrill

Changes to Planning board regulations: Accessory Dwelling; Lot line adjustments creating a lot size of less than one acre. In progress
Marina Reilly-Collette is meeting lawyer Wed and will discuss changes to regulations and discuss findings our next meeting.

Motion to adjourn Tracy Currier
Second Palmer Koelb
Meeting closed at 6:40 PM

Respectfully submitted,

George A. Morrill
Secretary for the Board

Next Meeting January 7, 2019