

REVIEWED AND APPROVED MEETING MINUTES FOR WPB 10- 7 -2019.

Present at the Meeting

Marina Reilly Collette Chairperson WPB

Omer Ahern Jr., Tracy Currier, Palmer Koelb and John Meade

With a quorum met Palmer Koelb made a motion to open the meeting at 6:32 seconded by Tracy Currier and unanimously carried.

Minutes of 1 July 2019 were read and a motion to accept was made by Omer Ahern Jr. and seconded by Palmer Koelb. Unanimously carried.

Discussion by Madame Chair concerning the distributed copies legal review of proposed amendments to the Wentworth Subdivision Planning Regulations by Attorney C. Christine Fillmore Town Counsel.

The review came back favorably and as written for wording changes to Lot Line Adjustment clarifications. Accessory Dwelling Unit did come back with several changes. Marina Reilly Collette will take these changes and comments and combine into the proposed change format. It was discussed that we could all review the legal comments and we would have discussion in the 4 November meeting at which time if in agreement we would have a public comment session in December WPB meeting.

Palmer Koelb stated he was unavailable for the 4 November hearing. We will request if possible Ray Welch is available otherwise we are at bare minimum quorum with the remaining four of us. It was mentioned we have not seen our one alternate member Craig Pasco in a while. It was expressed we should research additional alternates and potential appointed members.

At 6:45 Madame Chair recognized Steve Tower from Sabourn and Tower Surveyors of No. Woodstock. Mr. Tower represented the Bassingthwaite's of Cross Road in their application before the board. The application is for a minor subdivision where Bassingthwaite lot of 35.53 acres would reduce by two acres transferring two acres to his bordering neighbor Mr. Hills neighbors lot increasing the Hill lot to 5.31 acres. As part of this transfer Mr. Hill would grant a 50' easement across the hill property and transferred property for access to the back land of Bassingthwaite. Madame Chair while not opposed to this transfer and subdivision pointed out that the easement paralleled and was drawn on top of a shared gravel driveway for Hill and his neighbor Lewis Young. Any future development of the back Bassingthwaite property could not use the same shared driveway and regulations limit two homes per shared driveway. Mr. Tower stated that the 50' would allow for an additional driveway as well as he was unaware of any considerations on the Bassingthwaite's part to develop the rear of their property.

The board had no other objections to this application and it has now been scheduled for the 4 November meeting where it will be brought to a public comment hearing. Notice to abutters will be sent this week.

2019-2020 Land Use Regulation Books from North Country Council were discussed for purchase. Mr. Tracy Currier presented the board with the 2018-2019 editions for each member and refused to take any payment.

It was decided to purchase a single copy of the New LURB with E Book so changes could be made to our present book. This would be purchased by the town through the WPB Admin. Account. Cost with shipping and handling is \$28. J Meade to order a new copy. Thanks Tracy for your generous gift.

It was discussed that no one community group stepped up to assist North Country Council in an Invasive Species seminar in Wentworth.

Discussion that John Meade was not ready to discuss costs from North Country Council for the Updates to our Master Plan. This discussion is tabled for the 4 November meeting

A motion at 7:10 to adjourn the meeting was made by John Meade and seconded unanimously.

At 7:25 The meeting was reopened without Tracy Currier present as he had left already. Madame Chair had discovered a minor subdivision application in the WPB mailbox. This application was from FORECO LLC on behalf of The Estate of Floyd J Gove and its executor Michael C Gove of 9 Lookaway Lane. The proposal is to subdivide the existing 5.2 acre Lot # 8-11-36 into two parcels. The front 1 acre would remain with the house and outbuildings while the back 4.2 acres would be provided a driveway on the south end of the property on Gove's Lane. The subdivision is presently under review by the DES. There was no representative present to answer the board's questions.

As a whole the board did not have issue with the subdivision except for one point. A septic is shown on the south side of the property on Gove's Lane. This is alongside the newly proposed driveway for the new rear lot. There is no dimensional data listed for the septic to sideline. John Meade referenced information once provided by Francis Muzzey at a meeting where a septic needed to be at minimum 35' from a sideline. Investigation of the Regulations did not provide the exact dimension. As shown the board could not approve this application without further information. Madame Chair would research the septic clearance requirement as well as John Meade would contact FORECO LLC in the morning for further information. It is possible that if clarified at a 4 November hearing the board could review and comment during the hearing process. Notice to abutters could be sent if FORECO LLC wanted to proceed to hearing. Date of application was 7/30/2019. The board did not have meetings in August and September so the board does not want to delay this hearing any further. We apologize to the Gove's for the present delay on our part.

The second session was adjourned at 7:40 PM

These were submitted to the Wentworth Planning Board for review and amendments. These were discussed at our next scheduled meeting which was 6:30 PM 4 November 2019. These were accepted

Respectfully

John Meade

Secretary Wentworth Planning Board