

TOWN OF WENTWORTH

PLANNING BOARD

MEETING MINUTES FOR NOVEMBER 4, 2019

Present at the Meeting

Marina Reilly Collette Chairperson WPB

Omer Ahern Jr. Craig Pasco and John Meade

With a quorum met Omer Ahearn Jr. made a motion to open the meeting at 6:37 seconded by John Meade and unanimously carried.

Minutes of 7 October 2019 were read and a motion to accept was made by Omer Ahern Jr. and seconded by Craig Paco. Unanimously carried.

At 6:46 a motion to open the hearing by John Meade and seconded by Omer Ahearn Jr. and unanimously carried for a minor lot line subdivision for Chris and Keri Bassingthwaite of 58 Cross Road . In attendance was Chris Bassingthwaite and Steve Tower of Sabourn and Tower. The documents had not changed since the preliminary meeting of last month. Mr. Tower presented the changes to the lots involved. The secretary and chair warned Mr. Bassingthwaite that the easement across the Hill property showed a driveway serving two existing homes. This driveway could not support any more than the two existing homes unless another driveway was built and or a road.

At 6:53 John Meade made a motion to approve and seconded by Craig Pasco. Unanimously carried.

At 6:58 a motion to close hearing was made by J Meade and seconded by Omer Ahearn Jr. Unanimously carried

At 7:04 a motion to open the Gove Hearing for 19 Gove's Lane was made by Omer Ahearn Jr. and seconded by Craig Paso Unanimously carried.

A Mr. Thomas Hahn of FORECO LLC was present as well as the Gove family. Discussions concerning the clearance of the existing home septic to the proposed driveway was discussed. Amended plots were presented and it appeared adequate clearances of 15 feet were met. However better annotation of the plot data was required on the mylar drawings. The proposed driveway gradient was discussed and Mr. Hahn stated a 10% grade was in place. Madame chair wanted this information to be verified and added to the Plot Mylars, The board must be sure that this would be safe access for a Fire Truck to access the proposed home. Subdivision state approval was still being awaited by Mr. Hahn and he requested a conditional approval by the WPB. Without state approval and no Mylar drawings it was determined after discussion that all of these documents were needed before the board could approve. This was continued to the 2 December meeting and hopefully Mr. Hahn has Mylar and state approvals in hand.

A motion to continue to 2 December planning board regular meeting was made by J Meade and seconded by Craig Pasco, Unanimously carried.

A motion at 7:15 PM to close the hearing was made by J Meade and seconded by Omer Ahearn Jr. Unanimously carried.

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

Discussion concerning the planning board regulation changes as proposed by Madame Chair were discussed in depth. Marina Reilly-Collette explained the differences between Internal attached ADUs versus Detached ADU's. This all made sense to the board and how it benefitted the Wentworth Residents. 2 ¼ acre minimum acreage was required for a detached ADU. The ADU needed to share the same septic and the septic would need to be reviewed by an engineer and required prior approval. We highly recommended that the detached ADU share the same address number but be differentiated with the letter "A" following the number. This decision would need to be made by Chief Trott and the select board. In the future event the detached ADU was subdivided and sold as an individual home both septic and address would need to be changed.

Size of the detached ADU was limited to 1200 square feet of living space and two bedroom limit.

Lot Line clarification was also discussed in that any lot could not be decreased below 1 conforming acre in size as dictated under regulations for a subdivision presently. A motion was made to continue to public comment for the 2 December meeting by J Meade and seconded by Omer Ahearn Jr. Unanimously carried.

Discussion was had on costs provided by North Country Council for updating of the Master Plan at \$20,645. It was discussed that a second price was in order prior to submission for Town Meeting warrant for funding. J Meade will reach out to other planners for pricing.

A motion to adjourn at 8:13 was made by Craig Pasco and seconded by Omer Ahearn Jr. Unanimously carried

These are submitted to the Wentworth Planning Board for review and amendments. These will be discussed at our next scheduled meeting which is 6:30 PM 2 December 2019.

Respectfully

John Meade

Secretary Wentworth Planning Board