

WENTWORTH PLANNING BOARD MEETING MINUTES 6 APRIL 2020

MEETING WAS HELD AS A GO TO MEETING WITH REMOTE CONNECTIVITY AVAILABLE

Marina Reilly Collette, John Meade Secretary, Craig Pasco and Selectman Arnie Scheller Ex Officio comprised a quorum

6:30- Marina Reilly Collette made a motion to open the meeting John Meade seconded, unanimously carried

6:33- Discussion to accept the following, Palmer Koelb as a board member appointment until 2021, Motion to accept Marina Reilly Collette Seconded John Meade unanimously carried

6:34 George Morrill as a write in candidate was appointed for two year seat by the Selectboard until 2022.

6:36 Sonia Scheller as an Alternate board member to join Craig Pasco, until 2021 Motion to accept John Meade Second George Morrill unanimously carried.

Various times Selectman Arnie Scheller swears in new board members and alternates.

6:42 John Meade nominates Marina Reilly Collette as Madam Chairperson for the planning board seconded by Craig Pasco carries unanimously

6:42 Madam Chairperson Marina Reilly Collette nominates John Meade for Secretary position Craig Pasco Seconds carries unanimously

6:44 Madame Chairperson Marina Reilly Collette nominates George Morrill as Vice Chairperson seconded by John Meade carries unanimously.

6:45 the meeting is now open for normal business and the 2 March 2020 Meeting minutes presented by electronic format prior to the meeting had been reviewed by board members. With no issue John Meade makes motion to accept. Seconded by Arnie Scheller unanimously carries.

6:45 Under normal Business a 3 lot subdivision plan for ICER LLC at 223 Mt. Moosilauke Highway (The Old Dog Kennel) was brought before the board again for preliminary review. The plan was posted on the Go To Meeting page for all to see. At this juncture John Meade with a vested interest recused himself from any further comment and turned the proceedings over to Madam Chairperson Marina Reilly Collette. Madam Chair recognized Scott Sanborn from Cardigan Mountain Land Surveyors .LLC.

Mr. Sanborn reviewed the plat showing the 18.2 acre piece of land being separated into 3 lots all in excess of 5.5 Acres each. The existing lot presently has two direct driveway accesses to Rte. 25. The northern Access was reflected as the proposed driveway to Lots 2 and 3 to the west up the hill. All are bounded by Hooper Hill Road but it is a class 6 road and would not qualify for access under a proposed subdivision at this time. The proposed driveway easement across lot 1 to lot 2 then across lot 2 to the boundary of lot 3 was shown as 50' wide at the northern edge of the plat.

Madam Chair discussed the limitations of a driveway planning board regulations to service only two lots. The proposed driveway and easements must limit Lots 2 & 3 to the northern proposed driveway. Lot 1 would be excluded from use of this driveway. A notation of such must be placed on the plat. Mr. Sanborn stated he did not think his client would have issue with this restriction. The petitioners Andy Grignon and Jennifer Meade both present via computer connection. Ms. Meade concurred this would not be an issue since a commercial building was proposed to use

the other driveway towards the southern edge of the lot 1. Also a Professional Engineer was preparing septic plans for review for this lot 1 as this lot was being prepared as an immediate building site. Lots 2 and 3 while subdivided now would not be developed as residential lots in the near future.

Mr. Sanborn had reviewed the soil conditions and the large parcel of Lots 2&3 creating more than enough area for a satisfactory Percolation test. He inspected the soils and with any potential wetlands shown on his plat he did not feel it was necessary to have a Professional Engineer review the drawings at this juncture. Prior to development as a residential lot a subsurface permit would be needed at that time. Madam Chair concurred with Mr. Sanborn's evaluation and the large tract leaned itself to finding an adequate percolation test.. Madam chair stated there was no reason to add undue cost to the project for a PE for future residential lots.. With the note for limited driveway access Madam Chair asked if any other board member had had anything else to add. All were in agreement that the subdivision was viable and abutters should be notified as well as Mr. Sanborn should create Mylars for the May 4 ,2020 meeting of the planning board.

John Meade made note due to the special COVID 19 situation and unknown remote meeting potential on 4 May 2020 that Mr. Sanborn make any plat notes and forward him electronically so a copy of the subdivision plat could be sent to abutters with their notice. Mr. Sanborn will have in John Meade's hands by end of week.

7:10 John Meade informs Madam Chair the only other business on the agenda was 2020-2021 funding from Town Meeting. Madam Chair was excluded from attending town meeting by provisions from her employer. John Meade did in fact attend town meeting and amend the article for Planning Board funding from \$1,000 to \$6500. \$1500 was an increase to offset potential legal expenditures we had this last year for subdivision disputes. \$5,000 was a fund for the Master Plan. Arnie Scheller asked for more in depth explanation of why and what a Master Plan would be needed for. Madam Chair asked John Meade to provide a deeper written explanation and copy of the 1986 Master Plan. John said he would do so and get a thumb drive of the Master Plan to Mr. Scheller and all board members that may not have the one created last year.

7:14 Motion to adjourn with no other business was made by John Meade seconded by Craig Pasco accepted unanimously with a motion from Palmer Koelb to wish George Morrill a Happy Birthday. HAPPY BIRTHDAY GEORGE AND WELCOME BACK.

Discussions needed in 4 May Meeting of what Madam Chair found from the Orford Master Plan updates. Master Plan potential sub-committee Updated copies of the changes to the WPB Regulations are still needed. If Madam Chair can update and forward to John Meade electronically he will have a bound hard copy printed for every board member, Town Office as well as the Library. Electronic disc will be provided to the town office as well.