

3 August 2020 Wentworth Planning Board Meeting Minutes

Marina Reilly Collette, George Morrill, Palmer Koelb and John Meade constituted a quorum.

6:35- Marina Reilly Collette motioned to open the meeting seconded by Palmer Koelb carried unanimously.

6:38- J Meade made motion to accept the 6 July minutes as distributed electronically prior to the meeting. P Koelb seconded carried unanimously.

6:40 – Application for Accessory Dwelling unit at 35 Philbrick Road by Karen Krumenaker is presented to the board. Plat siting the proposed new dwelling was not provided and will be a requirement for our next meeting on 14 September 2020. A plat from a lot line adjustment was pulled from our files and used with new septic plan and other documentation. The board reviewed and determined the existing 900 square foot Mobile Home conforms to ADU regulations adopted this year however with its own septic system. A new home is being placed on the 7.48 Acre lot deeper into the property sharing a common driveway. A variance request for a new independent septic for the new home is being proposed to not share a septic and also will be provided at the 14 September meeting. With these suggestions and requirements Ms. Krumenaker will return on 14 September 2020 and present for a board determination.

Discussion was had by the board concerning if a detached ADU needs to have plat filed with Grafton County Register of Deeds. John Meade to follow up with GCROD and get a determination. The published fee is \$5.00 so if we are required to file additional fees would be assumed by Town Of Wentworth.

7:00- Sonia Scheller became unavailable so discussions concerning Master Plan and June Grabeau.

7:00- Town Website posts and what is presently listed on the site. John Meade brought up two errors in verbiage concerning driveways and Selectboard reviewing not approving septic systems. M Reilly Collette attempting to follow up for an inexpensive website review but it may turn into a 15 minute conversation with legal counsel.

7:20- Open items brought up were the recent questions put to the board concerning use of multiple RVs (Campers) on a single lot. Our question was tax structure and what constitutes a camper becoming a dwelling. Our regulations do not have any definition concerning this and if they are considered structures if placed on a lot permanently. Research and further definition will be performed by J Meade and M Reilly Collette to be brought before the board this year for more definition.

7:37- Motion to adjourn by J Meade seconded by P Koelb carried unanimously.