

Wentworth Planning Board Meeting Minutes 9/14/2020

In attendance Marina Reilly Collette Chair, George Morrill Vice Chair, Omer Ahern Jr. Ex Officio, Palmer Koelb, Hannah Lynn Paquette and Sonia Scheller. John Meade was present remotely on phone.

6:32- Marina Reilly Collette motions to open the meeting seconded by Omer Ahern Jr. and Motion Passed unanimously.

6:33- Meeting minutes of 3 August were reviewed. Motion to accept was made by Marina Reilly Collette and seconded by Palmer Koelb- Omer Ahern Jr. not being present on 3 August 2020 abstained and all other members voted unanimously to accept. Motion Passed

6:34- John Meade brought before the board his research concerning to file ADU site plans. His thoughts were GCROD were originally unfamiliar and then stated that we should file any PLAT with meets and bounds. John Meade had reached out to a local surveyor and had discussions and gained a surveyors opinion which was there was no reason to have an ADU siting filed and the siting plan did not need to be a survey for accuracy. If the property sold or was subdivided the new accurate surveyed Plat would be prepared. The regulation stated siting plan was all that was needed and the present fee was \$5 for an ADU. It was John's opinion we should attempt to keep this an inexpensive application fee and documentation held within the town. Marina Reilly Collette made similar comments as well as Omer Ahearn Jr. George Morrill stated that an approved copy should reside in the Town's property folder. John Meade made a motion to keep the informal siting within the town's property folder as part of our regulation. Seconded by Omer Ahern Jr. and Motion Passed unanimously.

6:45-Krumenaker ADU was brought before the board. A separate septic system was installed at the new home location and variance requested to differ from a common septic system as written within the regulation. Marina Reilly Collette stated the new dwelling was far enough away from the ADU mobile home that this was an acceptable variance. Marina Reilly Collette made a motion to grant the variance, Seconded by Hannah Lynn Paquette, Unanimously accepted. Marina Reilly Collette made a motion to accept the mobile home as an ADU, Seconded by George Morrill and Motion Passed unanimously.

6:55- Adam Patten came before the board with his surveyor Mr. French. Presented for preliminary review was the previously approved subdivided property on East Side and Buffalo Roads. This property had the old Dole Rd. in dispute with neighbors Mr. and Mrs. Allen. Patten and Allen came to an agreement to dissolve the old Dole Rd. transferring the ROW to the Allens. Mr. Patten now provided a new road to his back property a 20' wide and 235' long now located on the neighbors Clough Family Trust land. This would be a lot line adjustment transferring the land to Adam Patten creating a driveway to the remote lot. The Clough Family Trust would remain conforming at 3 ½ acres. Marina Reilly Collette as well as those members present saw no issue with the proposal. However notification must be sent to abutters and the actual board review performed after the abutter notification on 5 October WPB meeting. Mr. Patten will need an approved driveway permit from the Selectman to present to the board at that meeting as well. John Meade will work with Mr. French to attain a abutters list for notification. \$8.00 Abutters Fees for notification as well as \$51 filing fees would need to be provided as well to the town.

7:05 Sonia Scheller provided discussion on conversations she had with June Garneau concerning our Master Plan. June had thought the cost of the Master Plan would be closer to \$15,000 which is 25% less than quotes provided by North Country Council and take as long as a year to complete. Presently there is \$5,000 for funding of a Master plan in this 2020-2021 WPB budget. Marina Reilly Collette brought up that if this amount would fund the actual survey questions it would be something that could be discussed at the March Town Meeting. Sonia Scheller noted that June was extremely busy at this point and a November Zoom Meeting was discussed. She would however see if June could accommodate our 5 October Meeting.

The Camper issue was brought up again by George Morrill. John Meade stated his research with the tax assessor was all campers for use on a property were subject to being taxed unless it was a registered campground. Larger propane bottles and decks contributed to them being a used semi-permanent structure. The issue is that under 400 square feet and not a manufactured home is if they fall under our jurisdiction and could we limit the amount of campers on a site. John Meade noted he had been contacted by a family that wanted to place several campers on a site off Ellsworth Hill Rd. on a single piece of property. This was to be a family compound. There is nothing in our regulations to address seasonal or permanent campers. The second thing is there is nothing that he could see to govern the need for septic on site. It was noted by Marina Reilly Collette that there appears to be a trend of urban folks escaping to our rural community. We must be sure what the town wants with potential compounds. John Meade is to contact the Health Agent Becky Bordonaro and request if she could attend the 5 October meeting to speak with our board. This may end up in front of the Selectboard for their input or eventually as question for regulation change.

7:25- John Meade makes a motion to adjourn seconded by Palme Koelb and Motion Passed unanimously.