

Wentworth Planning Board Minutes 1/4/2021

6:20 PM- Got To Meeting was opened by John Meade. George Morrill , Omer Ahern Jr., Sonia Scheller and Marina Reilly-Collette signed in remotely with voice and video to form a quorum.

6:33- Marina Reilly-Collette as Madame Chair calls the meeting to order.

6:34- Both electronically earlier in the day with GTM invite and now posted on the screen was the 7 December 2020 meeting minutes. Sonia Scheller makes a motion to accept as written, Seconded by George Morrill. Motion carries unanimously

6:35- Madame Chair provided an update on the Master Plan Update Agreement with June Garneau of MAPS. The deposit of \$5,000 has been approved and will be released with 2020 funds. The next step is to start formulation of questions on the Master Plan. Sonia Scheller brought up the point that we do not need to start from scratch and June should have questions used in other towns. Discussion was had by all that many of our questions would need to be custom and we may need to reinvent part of the wheel so as to answer many of the questions the board has been faced with as of late. It is decided that an independent committee with a mix of long standing residents with more recent residents needs to be formed to provide a mix of questions on the Master Plan. We will also solicit questions that other towns have put in place. We will reach out to the Selectboard about announcing a need for committee members and get this kicked off.

6:53 Madame Chair presented a narrative to be placed on the Towns website about the purpose of the planning board in Wentworth. There was one amendment in that the Selectboard reviews septic systems and the State approves them. Madame Chair makes a motion to accept amendments as discussed and placed in the chat window for visual review. John Meade seconds the motion. Motion carries unanimously.

6:54 Madame Chair makes a motion to place the amended explanation on the Town's website. Seconded once again by John Meade. Motion carries unanimously.

Please find as provided by Madame Chair

-- Thus Begins --

About the Planning Process

The Town of Wentworth does not have zoning.

The Town of Wentworth does enforce Federal FEMA floodplain regulations and subdivision regulations. Subdivision regulations include but are not limited to a requirement for newly created lots to be one acre or larger in size and a limitation of a single dwelling per lot. An exception for Detached Accessory Dwelling Units exists, but requires prior approval from the Planning Board to avoid the requirement to subdivide. Subdivision regulations are publicly available for free on the Town website.

Subdivisions and driveway installations at new subdivisions require prior approval by the Planning Board. However, driveway permits are the responsibility of the Select Board on Town roads, and the State on State Highways.

FEMA floodplain regulations are enforced. These regulations are fully incorporated in the Subdivision regulations for the Town. Please review these

regulations and refer to them to understand their role in new construction and subdivision within the Town.

Applications for subdivisions and for review of Detached Accessory Dwelling Units are available at the Town Office Building during normal business hours and during Select Board and Planning Board meetings.

Applications for driveway permits are available at the Town Office Building during normal business hours and during Select Board meetings. The Planning Board cannot support an application for a driveway permit.

All septic installations require the septic designer to be licensed by the State of New Hampshire. Design plans for a septic system for any occupied dwelling should be submitted to the Wentworth Select Board for review. The Planning Board does not approve Septic Designs, but may require review of them before approving a subdivision or Detached Accessory Dwelling Unit. Board approved plans should then be submitted to the State of New Hampshire, Department of Environmental Services, Concord, NH. for their stamp of approval and certification of installation.

-- Thus concludes --

6:55 Omer Ahern Jr. raises some questions again concerning the Seasonal Trailers/Campers and motor homes being used as full time residences without benefit of approved septic systems. In discussion it becomes obvious that this needs to be addressed with questions to the Town in either Town Meeting or in Master Plan Question. At minimum a change to the WPB regulations are in order to address These and Tiny Houses to ensure proper sewage disposal is in place. This has been discussed previously by this board and brought to the Governor's office level clarification. It appears with lack of response it is a grey area in the RSAs. WPB to address this and tiny houses as an amendment to our regulations.

7:10 John Meade makes a motion to adjourn with no further business. Sonia Scheller seconds. Motion carries unanimously.