

7 March, 2022 Wentworth Planning Board Meeting Minutes

George Morrill, John Meade, Sonia Scheller and Omer Ahern Jr.

John Meade had the Town Office open to the public and the remaining members attend via Zoom.

Marina Reilly Collette was delayed and attended at Town Office

6:36- George Morrill as Vice Chair opens meeting

6:36- February 7, 2022 Meeting minutes having been electronically provided to the board were reviewed. George Morrill made a motion to accept as provided, Seconded by Omer Ahern Jr. Motion carries unanimously

6:37- No new business is before the board and no one in person present at Town Office with new business. John Meade requests that the meeting be turned over to Master Plan Consultants June Garneau and Olin Garneau of MAPS to continue on with Master Plan format questions.

June Garneau asks if Omer Ahern Jr. has had time to review RSA 674:2 II to determine if Master Plan is a binding document as stated by a town resident at the Open Forum to discuss the question results. What is brought forth is the Master Plan has "Legal Standing" to formulate ordinances going forward. This is defined adequately in the proposed Master Plan.

Land Use was discussed and how Geography and Physical land factors play into how land in a town is used. This was brought to light in 1954 by proposal of Flood Control Dams throughout town by USCAE

Other Land Use and controlled development was reviewed. The fact that 3 Wood Mills in town are the largest employer of roughly 200 People.

John Meade to follow up with Avitar concerning growth within town of new structures.

There is a projection that population growth by 2040 will increase slowly to 1025 people from the present 912. JM to go back through WPB records for Subdivision requests in the last 5 years.

It was discussed that there are no regulations within the Planning Board Regulations for control of gravel pits. The town is researching a gravel pit to sell and or use for the town. This under RSA 155E will be regulated by the Planning Board and not the Selectboard.

June discusses current use and projected development to align to answers provided by the Master Plan questionnaire. This included not deferring from the present regulations of one home per acre and up to one home with detached ADU per 2.25 acres. This clearly does not allow for cluster housing that was discussed as a potential for the town mid last year.

Development within town should remain per the master plan questionnaire answers and be in line with present small industry and cottage businesses. The town should have a rural open land use for agricultural development. There is no plan for open public land growth within the town beyond what is present with the WMNF and Plummer Forests.

Board members discussed the term Smart Growth. A definition was sought from the internet and all felt it did not align to what the Master Plan Questionnaire was implying. The term Measured Growth was suggested by Marina Reilly-Collette and adopted by the board.

In major subdivisions was the board looking for utilities to be undergrounded so as to prevent maintenance items in the future. It is something the 2022 board will look into after this next week's election.

It was discussed that as a board we need to present our regulations more openly to the community via means of the FB Forum and educational submissions throughout town.

List Service was discussed as a method of doing so.

Next Saturday 12 March 2022 is town meeting. Marina Reilly-Collette will provide updates and discussions on our budget and where we stand with the Master Plan. It is a belief that we will be completed with the Master Plan by August so that we may have a final open forum with Town Residents to finalize the Master Plan for adoption.

Our next meeting is 4 April 2022

8:05- John Meade makes a motion to adjourn seconded by Sonia Scheller Motion carries unanimously