

1 August 2022
WENTWORTH PLANNING BOARD MEETING MINUTES

Marina Reilly-Collette, Duane Brown, John Meade, Sonia Scheller, Omer Ahern Jr. and Palmer Koelb
6:38 Marina Reilly-Collette calls the meeting to order

6:39- 11 July meeting minutes reviewed Palmer Koelb motions to accept as written, Omer Ahern Jr. seconds. Unanimously accepted.

6:40- John Meade makes a motion to open the small Fruit Farm Lot Line adjustment hearing seconded by Omer Ahern Jr. Unanimously Passes. Plans were provided to the board for review and aligned to the preliminary documents. There were no abutters to speak to the adjustment to transfer of .21 acres on the rear line of the property. Omer Ahern Jr. makes a motion to approve the lot line adjustment, seconded by Palmer Koelb. Passes unanimously. \$51 filing fee was collected in cash and two mylars were signed.

6:48- Small Fruit Farm hearing closed

6:55- Mr Phillip Chandonnet of 898 Mt. Moosilauke Highway comes before the board again for a preliminary review of a lot line adjustment between his property and that of Roland Bixby. Mr. Harry Burgess LLS prepared the plan and for the most part it was complete. The board requests reflection of the septic systems on both properties. The lot line adjustment allows both properties to remain in excess of 1 acre and remain in conformance to subdivision regulations. The board sees no issue and requests that Mr. Chandonnet submit an application with filing fee of \$35 as well as complete list of abutters with mailing addresses and a fee of \$8 each as well as \$16 for himself and Mr. Burgess. Mr. Chandonnet states there are 6 abutters so total filing fee is \$99. This will be provided to Erin Selectboard AA during working hours. Mr. Chandonnet had requested that Public Hearing be waived. After review of the regulations Marina Reilly-Collette determined there is no hardship and while it does not need to be a Publicly Announced Hearing all abutter would still need to be notified via certified mail.

7:12- Marina Reilly-Collette tendered her written resignation to the board effective immediately and steps down as Chairperson. Her work has transferred her to the Northwest US and she will be leaving Wentworth and relocating. The board considers this a great loss and thanked Marina for her great work on behalf of Wentworth as Madame Chair. Marina departed the meeting at this time leaving a quorum at hand. John Meade was asked to consider the Chair position but pointed out he could not serve as secretary and chair. Duane Brown as assistant chair will assume the role of acting chair until additional board members are found allowing John Meade to step down as Secretary and accept a nomination as chair. Ray Youngs was mentioned as a possible candidate to the board and possibly Adam or Toni Sylvain.

7:20- June Garneau of Maps reviews via Zoom Link Chapter 6 Economic Development of the Master Plan. Terms such as non-polluting business were removed. It became evident cell coverage and broadband internet would be essential for small businesses to flourish in Wentworth. The Heritage District for the Village was brought up as well as Planning Board Review of any commercial development in town. Without review the present character of Wentworth and the small town feel could possibly not be maintained. June Garneau promises to distribute the next chapter no later than 5 September a week in advance of the next meeting on 12 September 2022.

8:23- John Meade makes a motion to adjourn, seconded by Omer Ahern Jr. Passes unanimously.