

10-03-22 Wentworth Planning Board Meeting Minutes

Quorum with Duane Brown, John Meade, Sonia Scheller, Omer Ahern Jr. and Palmer Koelb
Linda Franz in attendance

6:31 Duane Brown as acting chair opens the meeting

6:32- 12 September meeting minutes have been previously provided electronically. Omer Ahern Jr. makes amendments to the wording of the meeting minutes. Sonia Scheller makes a motion to accept with amendments seconded by Palmer Koelb. Carries unanimously

6:40- John Meade informs the board he has had further contact via a phone call concerning 42 Lookaway Lane from Judy Gove as well as an e mail picture from a neighbor of the A Frame and its proximity to the water. Judy Gove asked John to explain what had happened in last month's meeting and why the planning board had no power. John explained that the Moragas did not ask for a lot line adjustment nor did they want to classify the A frame as an ADU. What they had done was to retain the existing cabin on lot 9 and the new A frame on lot 11. They also were filing with NHDES for a separate septic system for the A Frame. Judy Gove stated she believes the A Frame is very close to the lot lines of lot 9. John stated that Mr. Moraga was asked in the 12 September meeting if each dwelling sat on an independent lot and he answered yes. Since each lot exceeds 1 acre the Moragas were well within their right to build what they wanted and were not within the jurisdiction of the planning board regulations. At this juncture the septic plans would be submitted through NHDES and would come before the Selectboard. If Ms. Gove wanted to verify that the HOA Restricted Covenants should be enforced by the town Ms. Gove would need to pose the question during the septic review of the Selectboard.

John Meade stated this once again brought to light that the Planning Board is disconnected from single family dwellings being built on non-subdivided lots and there was no real single source in town reviewing the development of individual lots. It may behoove the town if the Planning board reviewed the septic plans and had a record for Avatar of any substantial building in town. Not that the planning board needed more work but it would take a responsibility from the overburdened Selectboard. Linda Franz would look into the RSA to see if it was the Selectboard that needed review authority or could it be the planning board.

The topic of Air BnBs and the fact that there were folks in town planning a warrant for town meeting concerning that Air BnBs in Wentworth would be restricted to Owner present properties and not that of remote owner rentals. John Meade and Duane Brown made comment that this was the first step to Zoning and the Town of Wentworth had been opposed to any Zoning particularly when it came to residential properties. The argument at hand was if an Air BnB constituted a business or not. Duane Brown made comment that this was a slippery slope leading to Private Land Use Regulations that he vehemently opposes.

6:48- Duane Brown welcomed Linda Franz and asked would she accept an appointment to the Wentworth Planning Board that would terminate next March requiring that she run for a seat at that time. Linda Franz stated she would in fact accept a seat to the board. Omer Ahern Jr. made a motion to appoint Linda Franz to the Wentworth Planning Board. Seconded by Sonia Scheller. Carries unanimously.

6 :50 Duane Brown makes a motion to appoint Linda Franz as secretary of the Wentworth Planning board replacing John Meade requiring John Meade to step down. John Meade seconds the motion. Carries unanimously

6:53 Duane Brown makes a motion to appoint John Meade as the Chair of the Wentworth Planning Board through April 2023. Seconded by Sonia Scheller. Carries unanimously.

6:55 With no further business before the board through remote Zoom connection June Garneau of MAPS continues with the Master Plan Chapter Review. Tonight Chapter 4 Public Services and Energy was reviewed.

Cell service throughout town was discussed as a want from the survey

Broad Band throughout town was discussed as something the board should continue to advocate as it was a necessity for business development as well as cottage business for folks working remotely. It is a known fact that Broadband is a requirement of those that will build high end homes in town adding to the tax base.

Omer Ahern Jr. mentioned that Grafton County had voted to bond 7.2 million county portion to apply for a broadband grant of 32 million. This would affect county taxes. Members of the board were not at all pleased with the county getting in the broadband business and Wentworth was more than happy to let Consolidated Communications and NHEC privately fund the monies needed in Wentworth for broadband. Sonia Scheller stated that NHEC was already cutting back trees to allow for the FIOS cable to be strung. There was no reason for the county to get involved.

Omer Ahern Jr. brought up SUNF (Slightly Used Nuclear Fuel) and the website

www.wastetoenergy.org Omer has discussed this in the past as New Hampshire being part of a pilot program where used nuclear fuel rods could provide power in very small units. This approach far surpasses wind and or solar energy as a constant source of power for many years to come. One system could provide power to the entire Valley of up to 5,000 people. It is something this board should advocate, and we should all look further into the technology. June Garneau to add to the Master Plan chapter 4.

Paragraph concerning integration with other emergency plans such as Hazard mitigation and Emergency Operations Plans were discussed and left within the Master Plan.

Undergrounding Power requirement was a topic discussed. John Meade made mention that he believed the subject was in WPB major subdivision regulations. It was noted that during the Hurricane Ian that undergrounding of utilities is playing a major part in reestablishing power more quickly in areas. This concluded review of Chapter 4

John Meade realized that we still had 6 chapters to review, and we were going to miss our self-imposed Fall deadline. John explained to June that we could not miss January as we needed a town informational meeting, as promised, and this could not go past February. The Master Plan needed to be complete and town informational meeting completed prior to the March Town Meeting.

June promised to pick up the pace and John offered the potential for the board to meet via Zoom for a couple of the chapters to speed things up outside of our monthly meeting. June was to look into finishing a few chapters. The recreation and trails chapter could possibly be sped up by contacting Jordan King and or the newly appointed Linda Brownson as the Conservation Commission Chair and tap them for Knowledge of town trails. John Meade would also provide the Baker River Valley SC trail Map and the MMATVC trail maps. Green Woodlands Maps were also a source that we should have in the Master Plan.

7:59 Duane Brown as acting Chair adjourns the meeting.

