

Wentworth Planning Board Minutes
November 7, 2022

Quorum with John Meade, Duane Brown, Linda Franz Sonia Scheller, Omer Ahern, Palmer Koelb, and Brian Dubois as Ex Officio

At 6:37 pm, Chairman, John Meade, opened the meeting.

Linda Franz made a motion to approve the meeting minutes for October 3, 2022. Seconded by Palmer Koelb. Motion carried unanimously.

Sonia Scheller announced that she resigned from the Select Board, and Brian DuBois is filling the remainder of her term and taking over as the ex-officio to the Planning Board. Sonia expressed a desire to remain a regular member of the Planning Board.

The Planning Board conducted a preliminary review of a lot line adjustment application for a property owned by Scheller Rentals LLC. Sonia Scheller recused herself from any decision making. The surveyor, Kevin French, presented a plat indicating the transfer of .71 acres from the Scheller lot 5-2-8 to the Town of Wentworth lot 8-1-7. The purpose being a proposed new build of a fire station on the town lot. Both lots exceed the one-acre lot size, so both are compliant with town regulations. There is an easement that runs across the town property for water rights located on the adjacent New England Power Company lot 5-2-7 to service the Scheller lot. This easement will remain intact. It was the opinion of the Planning Board that the fees for mailings to abutters and Scheller and French at \$8 each, the application fee for \$35, LCHIP for \$25 and filing fee of \$26 be picked up by the town. Brian DuBois will seek approval at the next scheduled Select Board meeting. The Board requested that the surveyor provide a NHDES approval and a note regarding the easement. All other items are aligned to Wentworth Planning Board regulations, and the Board sees no reason why this would not be approved in next month's hearing that is scheduled for the December 5, 2022 meeting.

At 6:53 pm, John Meade made a motion to open the scheduled hearing for a minor lot line adjustment application between Laura P. Morrison 2021 Revocable Trust and Randy C. and Cassandra J. Morrison. Seconded by Palmer Koelb. Motion carried unanimously.

The surveyor, Roy Sabourn, presented a plat indicating the transfer of .096 acre from the Laura P. Morrison lot 11-5-9A to the Randy C. and Cassandra J. Morrison lot 11-5-9B for the purpose of including a shed that was built over the lot line. No NHDES approval was required, and an existing water well easement will remain intact. There were no abutters to speak to the adjustment. All fees have been paid. Palmer Koelb made a motion to accept the lot line application. Seconded by John Meade. Motion carried unanimously. Two mylars were signed, and Linda Franz will get a check for \$25 from the town for the GCROD and file the plat.

At 7:05pm John Meade made a motion to close the hearing. Seconded by Omer Ahern. Motion carried unanimously.

At 7:07 pm, June Garneau of Mapping and Planning Solutions joined the meeting remotely. June reviewed Chapter 9 of the Master Plan titled "History, Historic Resources & Culture". The lengthy chapter includes survey results, the town's charter, railroad, devastating floods and fires, an epidemic, historic buildings and bridges, notable residents, and other interesting information. In addition to June's research, Jen Meade, Francis Muzzey and Palmer Koelb provided resources to create this chapter. Some sections require editing for wording and accuracy, and Jen Meade has offered her assistance. A remote meeting is scheduled for November 21, 2022 to review some of the remaining chapters. The goal is to have the Master Plan completed by January 21, 2023 and presented at a public comment session to take place in mid-February. John Meade informed June that she needs to present her final invoice to the town by December 31, 2022.

At 8:10 pm, John Meade made a motion to adjourn the meeting. Passed unanimously.

Next scheduled meeting is December 5, 2022 at 6:30 pm.

Submitted by Linda Franz, Planning Board Secretary