

Wentworth Planning Board Minutes
July 10, 2023

Quorum with John Meade, Duane Brown, Linda Franz, Omer C. Ahern, Jr., Palmer Koelb, and Brian DuBois. Absent Sonia Scheller. Also in attendance Louis Delsart, Keith Farrell, Neil & Angela Borger, and Ray Sabourn.

At 6:03 pm, John Meade, Chairman, opened the meeting.

Omer C. Ahern, Jr. made a motion to approve the meeting minutes for June 5, 2023. Seconded by Duane Brown. Motion carried unanimously.

At 6:05 pm, John Meade opened the scheduled hearing for a minor subdivision for Southview Construction LLC. The surveyor, Sabourn and Tower, presented a plat and NHDES approval for the subdivision. There were no abutters to speak to the adjustment. All fees have been paid. John Meade made a motion to accept the subdivision application. Seconded by Linda Franz. 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 6:09 pm John Meade closed the hearing.

Louis Delsart and a family friend, Keith Farrell, appeared before the board regarding ongoing discussions of an ADU and septic requirements for the Delsart property. Mr. Farrell presented an application for an ADU for an existing 12 X 16 structure and read a letter requesting a variance to the Planning Board ADU Regulations as it pertains to septic. The variance request is due to not being able to obtain the original septic plan from either NHDES or the Wentworth town offices and the potential financial hardship to the Delsarts to have it redesigned.

John Meade made a motion to accept the Delsart application for an ADU on the property located at 82 Red Oak Hill Road in Wentworth. The ADU address will be 82A Red Oak Hill Road in Wentworth. Seconded by Palmer Koelb. Motion carried unanimously.

John Meade made a motion to grant a variance to the ADU regulations pertaining to septic due to potential financial hardship for the Delsarts. Seconded by Duane Brown. Motion carried unanimously.

The Gowings of 296 Mount Moosilauke Highway in Wentworth did not appear at this meeting as requested to speak to the Planning Board regarding multiple occupied dwellings on the property. We have been unsuccessful in contacting the Wentworth Health Officer to inspect the property. Brian DuBois will make another effort through the Select Board's office to contact a Health Officer from another town to make the visit. Linda Franz will send a certified letter to request the Gowings appearance at the August 7, 2023 meeting.

Brian DuBois will propose to the Select Board that the approval/review of septic designs be the responsibility of the Planning Board.

At 6:45 pm, John Meade made a motion to adjourn the meeting. Seconded by Palmer Koelb. Motion carried unanimously.

Submitted by Linda Franz, Planning Board Secretary