

Wentworth Planning Board Minutes  
January 8, 2024

Quorum with John Meade, Linda Franz, Omer C. Ahern, Jr., Palmer Koelb. Also in attendance were Steve Towers and Alan Barnard.

At 6:02pm, John Meade, Chairman, opened the meeting.

John Meade made a motion to approve the meeting minutes for December 4, 2023. Seconded by Palmer Koelb. Motion carried unanimously.

Steve Tower of Sabourn & Tower Surveying and Septic Design presented an application for a minor subdivision for property owned by Laura Morrison 2021 Revocable Trust. The lot located on Buffalo Road consists of 3.84 acres to be subdivided into two lots. One for 1.7 acres with existing house, well and septic, the other for 2.14 acres of vacant land. Accompanying the application is a required plot plan, list of abutters and DES approval. All paperwork is in order and fees paid, so abutters letters will be sent out and a hearing set for Monday, February 5, 2024 at 6:00pm.

Alan Barnard presented a preliminary plan for a minor subdivision on Frescoln Road property owned by Rockhaven Financial. Two new lots will be created. DES approval will be necessary. This is the second minor subdivision request for this property, and any further subdivision will be considered a major subdivision. Alan will bring application, plans and other required documents to a future Planning Board meeting.

Discussed increasing the Planning Board Fee Schedule for abutters' mailing notices. This requires a public hearing as it is considered a change to the previously adopted fee schedule from 2003. L.Franz will post a notice for the public hearing scheduled for Monday, February 5, 2024 at 6:00pm.

Discussed the first step necessary to begin the process of developing a Commercial Site Review plan, that being to define commercial business verses cottage industry business. Major factor is that a commercial business would be open to the public. Omer C. Ahern, Jr. will look into some legal wording.

With no further business, John Meade adjourned the meeting at 7:05pm.

Submitted by Linda Franz, Planning Board Secretary