

Wentworth Planning Board Minutes  
February 5, 2024

Quorum with John Meade, Duane Brown, Linda Franz, Omer C. Ahern, Jr., and Palmer Koelb. Also in attendance were Steve Tower and Jacob Burgess.

At 6:00pm, John Meade, Chairman, opened the meeting.

John Meade made a motion to approve the meeting minutes for January 8, 2024. Seconded by Duane Brown. Motion carried unanimously.

At 6:03pm, John Meade opened the scheduled hearing for a minor subdivision for Laura Morrison 2021 Revocable Trust. The surveyor, Steve Tower, of Sabourn and Tower presented a plat, and there were no abutters present to speak to the subdivision. All fees have been paid. John Meade made a motion to accept the subdivision application. Seconded by Omer C. Ahern, Jr. 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 6:10pm John Meade closed the hearing.

Jacob Burgess of Pioneer Land Surveying, LLC. presented an application for a minor subdivision for a property owned by Terry and Ruth Decotis. The lot located on East Side Road consists of 30.78 acres to be subdivided into two lots. One for 5.18 acres with existing house, well and septic, the other for 25.6 acres of vacant land. Accompanying the application is a required plot plan. All paperwork is in order and fees paid, so abutters letters will be sent out and a hearing is set for Monday, March 4, 2024 at 6:00pm. The Board has asked the surveyor to provide a perk test for the vacant lot for a potential septic system should the land be developed in the future.

At 6:22pm, John Meade opened a public hearing regarding updates to the Planning Board Subdivision Regulations. John Meade made a motion to increase the fee for abutters letters from \$8 to \$10 for each abutter, inclusive of applicant and surveyor. Seconded by Palmer Koelb. Motion carried unanimously. John Meade made a motion to adopt the new FEMA plans that were approved by the Select Board on January 23, 2024. Seconded by Duane Brown. Motion carried unanimously. At 6:24pm, John Meade closed the hearing. These updates will be made to the regulations and will be printed and also sent to the webmaster.

The Board discussed the definition of a cottage business versus a commercial business. Any business that provides parking to customers, causes a noise nuisance, or where the owners do not reside would be considered a commercial business and require a site plan review by the Planning Board. Existing businesses would be grandfathered.

At 6:55pm, John Meade made a motion to adjourn the meeting. Seconded by Duane Brown and motion carried unanimously.

Submitted by Linda Franz, Planning Board Secretary