

TAMWORTH PLANNING BOARD

Draft Minutes

July 22nd, 2026

5:30 P.M.

In-person: Town Office Building, 84 Main Street or Join Zoom Meeting:

Join Zoom Meeting:

<https://us06web.zoom.us/j/85404062440?pwd=qNu0ktXSvRTkpYDVI5sMEKpAD1RDbb.1>

Meeting ID: 854 0406 2440 Passcode: 292937

- 1). Call Meeting to Order – The meeting was called to order at 5:31 pm by Elsa Weintraub. Present are: Elsa Weintraub, Andy Fisher, Lianne Prentice-Selectboard Rep., Larry Nickerson, Matt Dunn, Ann Pollard, Nick Grant (seated for Anna Paddock)
Anna Paddock is absent
- 2). Approval of Minutes:
June 24th Meeting –Lianne made a motion to approve both sets of minutes, Matt seconded.
APPROVED
July 15th Work Session–
- 3). Officer and Committee Reports:
 - Secretary's Report – two continued public hearings, Ambrose Bros., White Lake Woods, Gentile Subdivision and Subdivision, GPO and lot merger, Morel, 944 White Mtn Hwy LLC. Continue discussions on subdivision regulations and master plan.
 - Treasurer's Report – Larry – As of June 26, we have expended 26.27 of the budget. Majority is engineering reviews, legal, consulting fees and printing. Larry or Elsa will talk to Michaela about how the engineering review payments work.
 - Lakes Regional Planning Commission – on vacation
 - Rep to Tamworth Conservation Commission – Presentation on RGIS was done by Ms. Spaulding. A trail dedication happened last week. Public lands, easement monitoring, public outreach was talked about. The fire tower project is coming along.
 - Select Board Representative – Lianne – Selectboard approved spending the balance for Master Plan work with LRPC. There is a signed contract for the 6 chapters we are working. Compliance agent has been hired, Kevin Newbury.
 - CIP – Ann – work in process. She is concerned about the Master Plan process that is underway, and not allocating any additional monies for this in the coming year. Lianne feels that it can go under the consulting line if additional funds are needed. Ann is also concerned about a better filing system.
 - Education – Tamworth History Center embarked on a project to redesign the lawn. They have invited the Planning Board to attend, Wednesday, August 12.
- 4). Public Hearings: Elsa read the Rules of Procedure, which will apply to all the hearings.
 - **Ambrose Bros. Inc - Earth Excavation Regulation Permit - Map 206/38 –**
Continued from June 24th, 2026
Darius is present to represent. They would like to request a continuation. Lianne explained the items that were brought up as concerns. The application for the Groundwater Protection Ordinance is needed, We did not receive the AOT package. An update on the surety is needed as well. A motion to continue this hearing to the August 26 meeting was made by Andy, seconded by Lianne. APPROVED

• **White Lake Woods, LLC – Earth Excavation Permit Application –
Tax Map 415/17,50,51,52,53 - Off Depot Road –**

Continued from June 24th, 2026

Bryan Walsh from Horizons Engineering is here to present. The application is to expand the application that was previously approved. They have increased the buffer around the kettle bog system. Natural Heritage Bureau has approved that as well as raising the level of the floor. They will then need to get Alteration of Terrain approval. They need to get town approval prior to submitting to the State for the AOT permit. Noah Coleman spoke about the fee for the alteration of terrain permit, which is why they want the Board's conditional approval. Curtis Coleman is here as well, and states that they have been working with the AOT throughout this process. Bryan feels that DES is going to be amenable to this expansion. Ned Beecher-Conservation Commission Chair spoke about the input they have shared with the Planning Board and the engineer. The email the engineer received from NHB was delivered to Ned at this meeting. Ned is pleased that they have taken the NHB directions and incorporated their feedback into this project. Ned requested firmer documentation than just the email. Ned asked about green snake – it did not come up as part of the expansion. That information was carried through from the original plan. Ned asked what is the depth of the seasonal high ground water. Bryan estimates that it will be 7 feet, approximately. Other questions from the Conservation Commission:

- Requested time to learn more about the NHB concern from the original letter regarding kettle bog setbacks – they are unsure what ecosystems are in there. It may be in the ecological review that happened. He is concerned about them being peatlands. Bryan states that there is only one kettle bog on the site, the other areas are wetlands. They have provided 150' buffer from the wetlands.
- If the kettle hole ponds are peatland systems, why would a setback not be as useful to them as the others?
- Andy commented that in the wetland scientists report, they typically describe what the wetlands are.
- Lianne feels that it is important to us that we give time to the Conservation Commission to process the information they have been given.
- Bryan is concerned that the questions that are being asked are not items that are town requirements for this process.
- Curtis Coleman feels that the Conservation Commission would like to have the land given to them. He feels that the goalposts are being moved. They have made all the environmental stuff that was asked for. Look at it from the experts. If concerns come up, they will be addressed.
- Nick feels that this is getting to obstruction at this point. If DES wants changes, they will be coming back.
- Lianne clarified that the Planning Board knew nothing about the request to donate land. We also don't know anything about conversations that the Conservation Commission has been having with the State.
- Ned appreciates what Curtis said, and his discussions with Noah. The discussion was about doing a boundary line adjustment. Noah clarified that he told Ned there will be no boundary line adjustment until the Coleman family has decided what they ultimately want to do with the property. Ned apologized to the Colemans, if that is how they felt. He also spoke about asking for information. There was one call with Bryan, then the NHB came up. They have not yet seen the information that has been provided. The Conservation Commission goal is just to do due diligence. Matt feels that the letter from NHB is very compelling.
- Ann asked about the Stormwater Program. The notice of intent is to be filed just before construction. Noah spoke about the SWPPP application. It could be 5, 10 or 15 years before they file for that. Ann also asked if the areas like kettle bog would be re-looked at if it is 10 years before they get there. Bryan stated that it has a 5 year limit.

- Ned spoke about a couple of other small details – the 100-meter buffer – what does that mean? Can it remain forested, wild essentially. Bryan said that the intent is to leave it forested. Ned also spoke about the strange thing that is happening with the two permits – last year’s permit has some of that buffer that is being proposed on this plan. Bryan states that that corner will remain untouched. These plans supersede the last ones. He thanks the Coleman’s for their attention to the ecological concerns.
- Bill McKay – member of public – asked where the property is.
- The public hearing was closed at 6:38 pm
- Waiver requests: XV.a.19 – a condition of final approvals to provide planning board with copies of all approvals prior to construction. XI – performance bond to be submitted to the town after the engineers have completed a reclamation plan. Matt made a motion to grant the waivers as written, and incorporate them as conditions of approval, Lianne seconded. APPROVED
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- Nick made a motion to grant conditional approval dependent on DES approval, and the waivers that were just voted on. Andy seconded. APPROVED

- **Joseph & Elaine Gentile Subdivision - Map 212 Lot 18 - Plains Road-Route 41**

Andy made a motion to accept the application as complete, Lianne seconded. APPROVED

A 2 lot subdivision is proposed. Andrew Nelson is here to present the application.

Larry has questions about the well, and where it provides water to. The lot has two dwellings on it at this time, with a shared septic. The outlet from the catch basin was never found. State subdivision approval has been applied for, but not received. Andy asked for density so be shown on the plans. Lot 2 has 26,240 sq ft. of upland, 41,289 sq ft of upland on Lot 1. Andy noted that we have to see the demonstration of the density on the plan. Soil types are normally on the plans. The existing system was approved for the two houses in 2023.

Ann noted that there are 5 waivers requested. Those are all for soils data.

Andy is not comfortable with a conditional approval without the soils info. Andrew states that they are able to find a place on the plans for the soils data. Ann noted that the application needs to get approval from the Fire Chief. The applicant is required to contact the Fire Chief. Email approval to the pbchair address is acceptable.

A motion to continue this hearing to the August 26 meeting was made by Lianne, asking the application to include lot loading and fire chief review. This must be received by the first of the month. Andy seconded. APPROVED

- **Nicholas Morel /944 Ossipee Mountain Highway LLC
Subdivision, GPO Conditional Use Permit, & Lot Merger - Map 208 Lots 21.1 & 21.2 –
944 Ossipee Mountain Highway**

Andy spoke about concerns regarding the application and parts of it. He does not believe the applications are complete, due to questions about who is able to sign. Greg from Bohler is here to present. Nicholas Morel is authorized to sign. There are two properties that are involved, and they are not owned by the same entity. State law prohibits merging two properties that are not owned by the same person.

- Greg - A signed letter of intent has been signed to purchase the second lot. Lianne noted that we can have a hypothetical discussion. Abutters were notified. Andy noted that we can pivot to have a conceptual consultation, but the applicant is going to have to reapply and renotify abutters. The applicant would like to know what is incomplete about the application. Ann notes that the lots are comingled on the plans. The representative notes that the lot merger component will be removed. Lianne noted that the Groundwater Protection goes to the Selectmen first, who then sends a recommendation to the Planning Board. The Planning Board can not open a public hearing without a complete application.

A list of required items:

- Groundwater Protection to Select Board – Emily Verney in the Town Office
- Lot Merger application removed
- Plans list two lots, amend plans to only show 21.1
- Application needs to be revised to reflect just 21.1
- Double check payments – refund lot merger fee.

Lianne made a motion to continue the Morel/944 Ossipee Mtn Hwy subdivision application to the August 26 meeting, Matt seconded. APPROVED

5) Old & New Business:

- **Subdivision Regulations/Etc. Discussion** – we need to notice a public hearing for this. Emily is taking care of the notice. The hearing will be done on August 26.
- **Master Plan Update** – a work session was held. Danielle and Glen are going to use the list Lianne drafted. The survey will be 30 questions. A work session has been scheduled for the 12th of August that will be for us to tweak the survey questions. We will also come up with the launch plan for the survey.
- Ann asked about a list of outstanding items on conditional approvals – how long does this go on? A one-year time limit is in place for conditional approvals.

6.) Adjourn –The meeting was adjourned at 7:40 pm.

Respectfully submitted,
Melissa Donaldson
Planning Board Clerk

Application	Date Approved	Conditions
Pamela Taylor Hall Trust – Condominium Conversion – Tax Map 202/Lot 56 – 85 Main Street	8/8/25	• Receipt of the mylar. • Letter from Sewer Commission for capacity for the units – <i>Confirmed by Hillary Behr via email on 10-9-2025.</i> • Letter from the State proving exemption from State Subdivision Approval, or receipt of State Subdivision Approval.
Application	Date Approved	Conditions
Wayne Theodore - Multi-lot Subdivision Tax Maps 206/18.1, 18.2, 18.3, 18.4 Whittier Road	5/27/26	• Engineering Review – Road Design – Engineering Review Complete • Receipt of revised Plans & Mylar.
Application	Date Approved	Conditions
Thomas W. Robie - 2-lot Subdivision - Tax Map 202/35.1 - 274 Tamworth Road	5/27/26	• State Subdivision Approval • Fire Chief Approval • Receipt of revised Plans & Mylar
Application	Date Approved	Conditions
Jameson & Michelle Killeen - 2 lot Subdivision – Tax Map 401/30 - 968 Washington Hill Rd	6/24/26	• Fire Chief Approval – Provided • Conditions met & Mylar Recorded