

MINUTES *Approved*

ACWORTH PLANNING BOARD MEETING: April 30, 2024

PB PRESENT: Mike Aron, Jim Niedert, Steve Murray, Ann Kosa, Vicky Wuest, Rob Vogel

PUBLIC PRESENT: Mary Hildreth, Linda Christie, Clayton Platt, Greg Bascom, John Luther, Brenda Melius, Conan Cook

ALTERNATES: None

MINUTES:

1. PB meeting March 25, 2024: Motion JN/SM to approve as edited, passed.

HEARINGS:

1. Public hearing, Bascom Maple Farm minor subdivision, Charlestown Road: MA opened the hearing at 6:35. CP reviewed the plan noting the purpose is to separate the buildings from the rest of the property. The entire property excluding the buildings is under conservation easement which travels with the land and disallows further subdivision. BM noted she and CC were left off the abutter list because their property map and lot number is incorrectly shown. CP apologized and withdrew the plan to make the correction. MA closed the hearing at 6:50. Waiver requests were reviewed and voted on. Motion AK/RV to approve waiving a perimeter boundary survey because a previous survey exists, passed. Motion SM/AK to approve waiving setback lines because the buildings are already in place, passed. Motion RV/JN to approve waiving topography, soils and hydrology lines from the plan because there can be no further development, passed. There was consensus not to waive the second public hearing because of the pending plan correction.

APPLICATIONS AND GUESTS: None

COMMUNICATIONS:

1. NHDOT provided documents relating to the culvert replacement planned for NH123A between Echo Valley and Gates Mountain Road. Construction is to take place in 2025.

CONTINUING BUSINESS:

1. Master Plan update:
 - a. SM provided a table of questionnaire responses. There was discussion in which it was noted that the respondents skewed toward older, that there was support for Acworth's natural landscape, for elder housing and for moderation in taxation. Board interest was expressed in how elder housing could be built into each of the existing zoning districts and a note of caution regarding development generally was also expressed. MA recommended building out the Master Plan sections which are subject to an update with ideas from this and previous discussions.
2. Mapping update: Approve letter to Cartographics inquiring about one deed/one lot designation on tax maps. Motion SM/JN to approve, passed.

NEW BUSINESS:

1. Zoning Ordinance: Does the definition of yurts need amending? There was consensus there is now more available for a definition and to hold an update pending additional ZO amendments.
2. Spring Joint Boards Meeting: Consensus to hold within May meeting.
3. Next meeting: **Tuesday, May 21, 6:30PM to avoid the Memorial Day holiday.**

MEETING ADJOURNED: Motion AK/SM 8:05PM; Respectfully, Kathi Bradt.

TICKLER: Revisit fee schedule