

Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254

Regular Meeting

April 27, 2016

Minutes

Present: Members: Rich Kumpf, Joanne Farnham, Kevin Quinlan, Allen Hoch, Norman Larson,
Russ Wakefield (Selectmen's Representative)
Excused: Member: Scott Bartlett
Alternate: Rich Thorman
Staff Present: Administrative Assistant, Bonnie Whitney

I. Pledge of Allegiance

The Vice-Chair opened the regular meeting at 7:00 PM and led the Pledge of Allegiance. The members then introduced themselves to the public.

II. Approval of Minutes

Motion: Mr. Hoch moved to approve the Planning Board Minutes of April 13, 2016, as written, seconded by Mr. Wakefield, carried unanimously.

III. Citizen's Forum

IV. New Submissions

1. Rolland David Ames Sr. Trust of 1995 and Leah and Richard McCormack (135 - 44 & 35)
(16/17 Ames Road & 27/33 Ames Road) – Boundary Line Adjustment

The Vice-Chair stated that this was a request for a boundary line adjustment and that the application was in order for acceptance and scheduling of a public hearing by the board for this evening.

Motion: Mr. Wakefield moved to accept the application of Rolland David Ames Sr. Trust of 1995 and Leah and Richard McCormack (135 - 44 & 35) and to schedule a hearing for this evening to be Boundary Line Adjustment #1, seconded by Mr. Hoch, carried unanimously.

V. Boundary Line Adjustments

1. Rolland David Ames Sr. Trust of 1995 and Leah and Richard McCormack (135 - 44 & 35)
(16/17 Ames Road & 27/33 Ames Road) – Boundary Line Adjustment

Carl Johnson of Advanced Land Surveying Consultants presented the application for the boundary line adjustment. Mr. Johnson stated that this was a simple boundary line adjustment. The proposal is to transfer an equal area of land (950 SF +/-) between Tax Map 135, Lot 44 and Tax Map 135, Lot 35, resulting in no change in the total area of either property. Both properties are existing lots of record and no new lots are being created. Mr. Johnson answered any questions from the board.

Mr. Larson referred to an image provided in their packets noting it appears that the rebar found on the Ames property has four intersecting property bounds and the survey only shows two. He questioned

the properties effected, which appears to include part of Ames Road. Mr. Johnson stated that what Mr. Larson was looking at was a sketch/tax map, and is not a survey. Ames Road is an unbounded right-of-way that goes through the properties, and that it has been defined on the sketch with lines that don't really exist. The parcel shown on the original subdivision plan are ownership parcels. The sketch is an attempt to show the limit of the road with lines, but they're not property lines.

Mr. Larson questioned the location of the parcels. Mr. Johnson had with him an original subdivision plan of the properties and pointed out the location of the parcels and the area for the proposed boundary line adjustment. Mr. Larson requested that the plan be amended to include a label for the new shortened boundary between the south corner of the cemetery and the new "REBAR TBS". Mr. Johnson indicated that he could identify the line in question on the plan.

There were no further questions from the Board. The Vice-Chair opened the hearing for public input, it was noted there was none. There being no questions or comments from the Board or the public, the Vice-Chair closed the Public Hearing.

Motion: Mr. Quinlan moved to approve the Boundary Line Adjustment Plat for Tax Map 135, Lot 44 and Tax Map 135 Lot 35, for Rolland David Ames Sr. Trust of 1995 and Leah and Richard McCormack which conveys an equal area of land (950 SF +/-) between the subject parcels, resulting in no change in the total area of either property, with the following conditions: 1. Owners' signatures need to be added to the plat prior to the Chair signing; 2. The Surveyor's signature should be added to the recordable Mylar prior to the Chair signing the plat; 3. Boundary pins must be set prior to the Chair's signing the plat; 4. The final plat be submitted to the Development Services Office in appropriate electronic format; 5. Submit executed deeds for recording with all recording costs at the time of recording the plat; 6. Revise plan to tie the new boundary line from the cemetery to the "rebar to be set", seconded by Mrs. Farnham, carried unanimously.

VI. Hearings

VII. Planner Comments

VIII. Other Business/Correspondence

1. Ms. Whitney noted that the annual NH OEP Spring Planning & Zoning Conference will be held this year on Saturday, June 4th at the Courtyard by Marriott, Grappone Conference Center in Concord. All members encouraged to attend this training. [Click here](http://www.nh.gov/oep) for more details or go to www.nh.gov/oep. (<http://www.nh.gov/oep/planning/resources/conferences/spring-2016/index.htm>)

2. Review of the following draft amendment to the Zoning Ordinance: Mixed Use Ordinance

The Vice-Chair noted that Chairman Bartlett had provided board members with an electronic copy of a new draft of the Mixed Use Draft Ordinance for their consideration. Mr. Kumpf noted he was not present for the prior discussion at the last meeting, asking if they wanted to do this, move ahead with this. Does the proposal relate to Moultonborough and is there an advantage to having this type of ordinance, questioning if the proposal would be helpful in development? Once again, members briefly discussed the proposal noting the same concerns, that it was conflicting with the Draft Village Plan Alternative Subdivision Overlay District ordinance (VPA). There was discussion about what the VPA addressed verses what the Mixed Used Overlay addressed. There is a lot of duplication in the draft, overlap, and some felt there was too much structure and too much control.

Mr. Kumpf asked members to read through the draft, and jot down things they would include, and note things that they thought were "silly" to have in it. This will be continued at the May 11th meeting.

3. Mr. Quinlan raised a topic for discussion, asking when, where and how does the board address sewer and water in town so that a lot of the concerns that are talked about (developing a down town area) can actually come to fruition for building, supplying water and the rest of the infrastructure that needs to be provided. There is no 5, 10, 15 or 20-year plan to do anything infrastructure wise from a Planning Board perspective or Selectmen perspective. The board briefly discussed the question, with no conclusion as to when or how to go about this. Mr. Wakefield noted that some of the proposed amendments to the ordinance require community wells and community septic. This was a topic for members to think about.

4. Mr. Wakefield noted that Chairman Bartlett had given a presentation to the Board of Selectmen on April 14th regarding the Planning Board activities and plans. The Chair had provided the members an electronic copy of the presentation.

IX. Adjournment: Mr. Quinlan made the motion to adjourn at 8:05 PM, Seconded by Mrs. Farnham, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant