

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

Public Meeting

February 8, 2023

Minutes

Present: Members: Allen Hoch, Sandra Kelly, Scott Bartlett, Norman Larson, Brendan Connolly,
John Annaian
Alternate: Peter Claypoole
Excused: Kevin Quinlan (Selectmen's Representative)
Staff Present: Bonnie L. Whitney, Administrative Assistant

I. Call to Order: Chairman Hoch called the meeting to order at 7:00 PM.

II. Pledge of Allegiance: The Pledge of Allegiance was recited, led by Chairman Hoch. The members and staff then introduced themselves to the public.

Mr. Hoch stated for the record that Mr. Quinlan serves as the ex officio member on the planning board, and he was absent this evening. In his absence, the chair may only designate the person who has been appointed to serve as the alternate ex-officio member to act in their place. Given that the alternate was not present there would only be a 6-member board voting on any motions this evening.

Mr. Hoch noted that there was one public hearing on this evening's agenda and asked the Applicant if they wished to proceed with a 6-member board this evening.

Mr. Ethan Wood of Normandin, Cheney & O'Neil, Attorney of behalf of the applicants Mark Koss and Jacqueline Koss requested a few minutes to allow him the opportunity to confer with his client with regard to how he would like to proceed at this point. Members agreed with Mr. Woods request noting they would move forward with the other items on the agenda while Mr. Wood conferred with his client.

III. Citizen's Forum – None

IV. Review/Approval of Minutes:

Motion: Mr. Bartlett made the motion to approve the Planning Board Minutes of January 11, 2023, as amended. Mr. Larson Seconded. Motion carried unanimously.

VIII. Other Business/Correspondence:

1. Chairman Hoch noted that the Board was in receipt of an Application for and Notice of Voluntary Merger for Mark F. and Lynne M. Schmittlein (132-42 & 42-90.1) (105 Toltec Point Road).

It was noted that Tax Map 132 Lot 42.90.1 did not appear on the Tax Maps as the lot was part of a recent restoration of involuntarily merged lots that was approved by the Selectboard in June of 2022. As that restoration was completed after April 1st, the annual update of the GIS maps does not include the newly restored lot.

Mr. Larson questioned the building which is depicted on Lot 42-90.1. It was noted that was a shed.

Motion: Mr. Larson moved to approve the Voluntary Merger for Mark F. and Lynne M. Schmittlein (132-42 & 42-90.1). Mr. Bartlett seconded the motion.

Mr. Hoch requested to include a condition that the merger be subject to compliance with all requirements of RSA 674:39-a, and further authorizing the Chairman to sign the application. Mr. Larson and Mr. Bartlett accepted the motion as amended. Motion carried unanimously.

V. New Submissions: – None

VI. Boundary Line Adjustments: – None

VII. Hearings:

1. Continuation of Public Hearing for Koss Construction LLC (140-16 & 170-12) Bean Road – Voluntary Merger, Subdivision (Condominium form of Ownership), Site Plan Review, and Conditional Use Permit for a proposed condominium subdivision

Ethan Wood of Normandin, Cheney & O’Neil, representing the applicant, Mr. Koss and his wife Jacqueline stated that they chose to exercise an extension on the hearing so that the board may be fully constituted and ready to hear their revised application. They requested a continuation of the hearing to the end of February, the 22nd.

Members questioned whether Mr. Quinlan would be present on the 22nd. Mr. Wood asked if it would be possible that the Selectboard would provide another member to sit? There was a question if that alternate member would be up to speed on the case. Mr. Wood stated that he trusted the Selectboard has the ability to spend sometime and review the minutes if they were willing to sit.

Mr. Hoch asked if the applicant was extending the 95-day clock. Mr. Wood agreed for two weeks, until the next scheduled meeting.

Motion: Mr. Bartlett moved to continue the public hearing for Koss Construction LLC (140-16 & 170-12) to February 22, 2023. Mr. Connolly Seconded. Motion carried unanimously.

IX. Committee Reports:

1. Mr. Claypoole provided a brief update on the activity of the Capital Improvements Plan Committee (CIPC). The CIPC has been meeting regularly and will resume again tomorrow morning. They are on a truncated version of their usual process based on the calendar for this year. They have heard several reports and presentations from Department Heads and are working through the process.

X. Project Updates: - None

XI. Adjournment: Mr. Hoch made the motion to adjourn. Ms. Kelly Seconded. The Motion carried unanimously, and the Board adjourned at 7:15.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant