

Moultonborough Planning Board
P.O. Box 548
Moultonborough, NH 03254

Work Session Minutes

November 18, 2009

Present: Members: Natt King, Joanne Coppinger, Jane Fairchild,
Alternates: Peter Jensen, Keith Nelson (arrived at 5:10);
Town Planner, Dan Merhalski

Excused: Members: Judy Ryerson, Jim Bakas, Eric Taussig,
Ed Charest (Selectmen's Representative)

Audience: Marie Samaha, Con Com, Cristina Ashjian, Heritage Commission.

Vice Chair King opened the meeting at 5:00, welcomed the public, and explained that this was an additional work session scheduled for the Planning Board at their meeting of November 10, 2009.

Mr. King appointed Peter Jensen and Keith Nelson to sit in place of Jim Bakas and Eric Taussig.

The first order of business was the review and discussion of the Revised Draft Stormwater Ordinance. Mr. Merhalski noted the changes made as directed by the Board at their prior meeting, including the definition of "infrastructure" to the draft. Mr. Merhalski stated there were only two areas that needed further discussion and both related to the triggering thresholds for when the ordinance comes into effect and a Stormwater Management Plan is required. He had contacted the Town Engineer, KV Partners, to inquire about the equivalent amount of impact and impervious cover for 20,000 sq.ft. of impervious cover, and the relationship of that impact to an equivalent amount of de-forested land. Mr. Korber stated during their evaluation for stormwater calculations they can put in a different surface area, but there is no set calculation as it depends on each lot because the soil and slopes are so different. What Mr. Korber recommended was using either a percentage of total coverage or sending the ordinance to him to see what exactly the Board was trying to do, to see if he had any recommendations of how to achieve that. Mr. Merhalski noted the intent was to have no net negative impact and Mr. Korber agreed that was probably the best way to go.

The Board discussed again at length their concerns regarding whether to include or not to include residential lots in the ordinance. Mr. Jensen and Mr. King feel that it is essential to address residential lots that are being developed. After a lengthy discussion it was the decision of the Board that this proposal will not deal with residential lots at this time. This could be added at a later date. Mr. Jensen stated his concerns with presenting something to the voters this year and then something in a year or two, noting they may be confused if an amendment was proposed again relating to stormwater. The Board will continue this discussion at their meeting on December 9, 2009.

Next was the discussion of Draft Revisions to Special Exception Ordinances. The Board had briefly discussed this at the prior meeting and had requested the Planner look into a way of possibly tightening up the requirements for them. Mr. Merhalski stated he had received an email from Mr. Taussig noting he could not attend this evening and requested the final discussion and decision be deferred to next week's meeting. The Board will continue this discussion at their meeting on November 24, 2009.

The next item for discussion was the discussion of Draft Revisions to Route 25 Commercial Zones Ordinances. Mr. Merhalski stated he had amended the dimensional requirements of the zoning Ordinance for the three (3) commercial zones in Town. The setbacks have been amended and put into a table, parking has been moved to the rear and sides of the structure, and a green screening buffer is now required within Zones A and B, where feasible, to screen the building from the roadway to prevent open commercial development and maintain the green buffers within the Town. Parking is also proposed to be

screened from adjacent sites, and commercial uses in the Village Zone C may use off-site parking if they can prove that it will be available and not take away from another businesses available parking. Mr. Nelson noted his concerns regarding the buffer being able to prevent visibility of headlights from being visible off the site from all property lines. Mr. Merhalski stated in another community they had required a four foot wall or barrier be installed to prevent headlights from being visible offsite. Board members noted they would like to keep the rural character of the town and would like to look into other screening methods. They had concerns regarding the headlights and screening measures. The Board will continue this discussion at their meeting on November 24, 2009.

It was noted the need for additional work sessions and Ms. Whitney stated the ZBA has cancelled their meeting of December 2nd; therefore this date would be available for a Planning Board Work Session. The Board discussed this, noting there a number of things they are still working on. Ms. Fairchild had provided the Board with handouts of her re-draft of the sign ordinance and would like to discuss that at the next work session.

Motion: Mr. Nelson moved to schedule a **Work Session for Wednesday, December 2, 2009 starting at 5 PM** in the Ernest Davis Meeting Room. Seconded by Ms. Fairchild, carried unanimously.

Mr. Merhalski updated the Board regarding the Winnepesaukee Wellness Center. The Code Enforcement Officer had reviewed the files, noting it was a condition of the approval for the multi-tenant building, that any change in tenant is approved by the Board. As a representative had appeared before the Board last week, it was the decision of the Board that the proposed use did not require site plan approval. The Board will request the CEO contact Mrs. Sutcliffe to let them know a formal application will not be required and they are all set to proceed with the use as described to the Board.

As a last order of business, the Planner noted the Board had made a motion to reschedule the regular meeting of December 23rd to December 21st. It was brought to his attention that the Board had continued a hearing for the 23rd and are unable to reschedule it outside of a public hearing, therefore the Board must hold the meeting on the 23rd of December. After discussing this, the meeting will be held on the 23rd as a regularly scheduled meeting and they will hold a work session on Monday the 21st starting at 7:30 PM.

Motion: Mr. Jensen made the motion to adjourn at 7:09 PM, seconded by Mrs. Coppinger, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant