

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

Regular Meeting

January 27, 2010

Minutes

Present: Members: Natt King, Joanne Coppinger, Jane Fairchild, Eric Taussig;
Alternates: Peter Jensen, Keith Nelson; Town Planner: Dan Merhalski
Excused: Members: Judy Ryerson, Jim Bakas, Ed Charest (Selectmen's Representative)

Mr. King opened the regular meeting of January 27, 2010 at 7:31 PM.

Motion: Mr. Jensen moved to suspend the Regular Meeting until the Public Hearings were completed, seconded by Mrs. Coppinger, carried unanimously.

I. Pledge of Allegiance

Mr. King called the regular meeting to order at 8:20 P.M. and appointed Peter Jensen and Keith Nelson to sit on the board with full voting privileges in place of Judy Ryerson and Jim Bakas.

II. Approval of Minutes

Motion: Ms. Fairchild moved to approve the Planning Board Minutes of January 13, 2010, seconded by Ms. Coppinger, carried unanimously with Mr. Nelson and Mr. Taussig abstaining.

Motion: Mrs. Coppinger moved to approve the Planning Board Public Hearing Minutes of January 13, 2010, seconded by Mr. Jensen, carried unanimously with Mr. Nelson and Mr. Taussig abstaining.

III. New Submissions

IV. Boundary Line Adjustments

V. Hearings

**1. Townsend's Hometown Grocery LLC (52-27)(967 Whittier Highway)
Continued Site Plan Review**

Mr. King noted a letter dated January 22, 2010 from Joseph Townsend, Applicant, withdrawing his application for site plan review.

Motion: Mr. Nelson moved to accept the letter of withdrawal for **Townsend's Hometown Grocery LLC (52-27)** seconded by Mr. Taussig, carried unanimously with Mrs. Coppinger abstaining.

Mr. King commented it appeared that there are several compliance issues on the Townsend site. The Board discussed this and was in agreement that they would like to proceed forward with the compliance review.

Motion: Ms. Fairchild moved that the Board instruct the Town Planner, Dan and request the Code Enforcement Officer, Don, to review the existing site plan on record with what is on the site for Townsend's Hometown Grocery, LLC (52-27) and to report back to the Board, seconded by Mr. Jensen, carried unanimously with Mrs. Coppinger abstaining.

VI. Informal Discussions
VII. Unfinished Business
VIII. Other Business/Correspondence

1) An Application For and Notice of Voluntary Merger for **Jane E. Elliott and Curtis A. Elliott, Jr. Trustees of the Jane E. Elliott Revocable Trust, A NH Revocable Trust dated March 20 2007 (121-40 & 31)** was presented to the board.

Motion: Mr. Taussig moved to approve the Voluntary Merger as presented, seconded by Mr. Jensen, carried unanimously.

2) Mr. King noted a letter, plans and other material dated January 25, 2010 from the Town Administrator. Mr. Merhalski stated the materials are the official notice to the SelectBoard and Planning Board in accordance with RSA 674:54, Governmental use of Governmental land. Mr. Merhalski explained the notification, stating the notice is for three phases relating to the Town property located at 139 Old Route 109, formerly the Lions Club property. The Planning Board may hold a Public Hearing within 30 days after receipt of the notice. They may hold a joint meeting with the BoS. The Board discussed this and was in agreement that they did not want to hold a joint meeting with the BoS. Mr. Merhalski noted due to the statute and notification requirements, the hearing would need to be scheduled for February 24th. The Planner will review the materials and report to the Board. The Board may then, within 30 days, issue a nonbinding written comment to the Town after holding the Public Hearing. The Board stated that this Public Hearing may have a high turnout by the public and suggested that it be held at the Academy, and the hearing should be held at the regular time, with the agenda starting at 7:30 PM. Mr. Merhalski will check on the availability of the Academy, and noted that the hearing would be a part of the Boards regular agenda. Ms. Fairchild stated she is opposed to the Planning Board holding a hearing until further information on the project is made available.

Motion: Mr. Nelson moved to schedule a Public Hearing for February 24, 2010 for review of material for Town Property located at 139 Old Route 109, seconded by Mr. Taussig, carried 4 to 1 to 1, with Ms. Fairchild opposing and Ms. Coppinger abstaining.

Ms Fairchild asked that the record reflect her concerns about how the process is being handled.

Mr. King noted for the record that he felt the Board would be remiss if they did not hold a Public Hearing for the review of the material available at this time.

IX. Committee Reports

X. Adjournment: Mr. Taussig made the motion to adjourn at 8:44 PM, seconded by Mr. Nelson, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant