

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

**Regular Meeting**

**January 26, 2011**

**Minutes**

Present: Members: Joanne Coppinger, Natt King, Chris Maroun, Jane Fairchild, Peter Jensen,  
Ed Charest (Selectmen's Representative); Alternate: Keith Nelson;  
Town Planner: Dan Merhalski  
Excused: Member: Judy Ryerson

Mrs. Coppinger called the regular meeting to order at 7:00 PM and appointed Keith Nelson to sit on the board with full voting privileges in place of Judy Ryerson.

**I. Pledge of Allegiance**

**II. Approval of Minutes**

**Motion:** Mr. King moved to approve the Planning Board Minutes of December 22, 2010, seconded by Ms. Fairchild, carried unanimously with Mr. Nelson abstaining.

**III. New Submissions**

1. Laconia Savings Bank (52-15)(960 Whittier Highway)  
Site Plan Review

This was a request for a site plan review. The applicant is seeking after the fact approval for the installation of ten (10) colonial style lights in the parking areas for security. Mrs. Coppinger noted the request for waivers dated December 21, 2010 from Dean M. Clark, LLS.

**Motion:** Mr. King moved to accept the applications of **Laconia Savings Bank (52-15)**, grant the waivers for the purposes of acceptance only and to schedule a hearing for this evening to be Hearing #3, seconded by Mr. Charest, carried unanimously

2. Camp Tecumseh (212-1)(975 Moultonboro Neck Road)  
Site Plan Amendment

This was a request for a site plan amendment. The applicant is proposing a 12' x 66' addition (open/covered porch) to the Sports Building previously approved by the Planning Board on October 27, 2010. Mrs. Coppinger noted the request for waivers dated January 6, 2011 from David M. Dolan Associates, PC.

**Motion:** Mr. King moved to accept the application of **Camp Tecumseh (212-1)**, grant the waivers for the purposes of acceptance only and to schedule a hearing for this evening to be Hearing #4, seconded by Mr. Jensen, carried unanimously

3. Rosoley, LLC & White Pines Trust (194-33 & 194-34-001)(26 Swan Point Road and Eagle Shore Road) Boundary Line Adjustment

This was a request for a proposed Boundary Line Adjustment resulting in an equal area of transfer of land between Lots 33 & 34.1. The purpose of the request is to adjust the Lot line so that the well for Lot 33, currently on Lot 34.1, will be located on Lot 33.

**Motion:** Mr. Charest moved to accept the application for **Rosoley, LLC & White Pines Trust (194-33 & 194-34-00)** and to schedule a hearing for this evening to be Boundary Line Adjustment #1, seconded by Mr. King, carried unanimously with Mr. Nelson abstaining.

#### IV. Boundary Line Adjustments

1. Rosoley, LLC & White Pines Trust (194-33 & 194-34-001)(26 Swan Point Road and Eagle Shore Road) Boundary Line Adjustment

Mr. Nelson stepped down from the board at this time.

Carl Johnson, LLS presented the application for the Boundary Line Adjustment. Mr. Johnson stated this was a minor boundary line adjustment of an equal area exchange of 880 square feet. It was originally discovered when surveying Lot 34, for subdivision, that the well for Lot 33 was over the property line approximately two (2) feet. The proposal is to relocate the property line. A well release has already been filed at the Carroll County Registry of Deeds and the deeds have already been drafted for the transfer of Parcels A and B. Mr. Johnson answered any questions from the board.

There were no questions from the Board or public.

Mr. Merhalski had prepared a draft Notice of Decision for the boundary line adjustment. Mr. Merhalski reviewed the Notice with the applicant and board which was conditional upon setting the pins and the exchange of deeds.

**Motion:** Mr. Charest moved to approve the boundary line adjustment for **Rosoley, LLC & White Pines Trust (194-33 & 194-34-00)** subject to compliance with the Draft Notice of Decision as set forth this evening, seconded by Mr. Jensen, carried unanimously.

Mr. Nelson returned to the board at this time with full voting privileges.

#### V. Hearings

1. Continuation of Public Hearing - Rizzo Family Trust (14-10)(40 Jones Road) Subdivision

Ms. Coppinger noted a letter dated January 26, 2011 from David M. Dolan, LLS Agent for the Rizzo Family Trust requesting a continuance to February 23, 2011.

**Motion:** Mr. King moved to continue the hearing for the Rizzo Family Trust (14-10) to February 23, 2011, seconded by Mr. Jensen, carried unanimously.

2. Continuation of Public Hearing - The PepperMill, LLC (170-17)(5 Whittier Highway)  
Site Plan Review

Ms. Coppinger noted a letter dated January 25, 2011 from Hambrook Land Survey, Agent for The PepperMill, LLC requesting a withdrawal of the application for The PepperMill, LLC.

**Motion:** Mr. King moved to acknowledge the request of The PepperMill, LLC (170-17) and to grant the withdrawal, seconded by Mr. Charest, carried unanimously.

3. Laconia Savings Bank (52-15)(960 Whittier Highway)  
Site Plan Review

Dean M. Clark, LLS presented the application for site plan review. Mr. Clark briefly described the property, stating they are seeking after the fact approval for the installation of security lighting. Mr. Clark noted he had a request for waivers for the project, which the board determined were not necessary as they were addressing the lighting only. Mr. Clark provided the board with a lighting plan from Ken Sweeney and referred to material provide with the application regarding the type of lighting fixtures. There currently are ten (10) light poles with colonial style light fixtures on them. Those fixtures do not meet the standards required by the ordinance. The fixtures will be replaced with those that will have slats that will direct the lighting down. Mr. Clark answered any questions from the board.

Ms. Fairchild asked if the contractor considered the new fixture a full cut-off that would meet the requirements of the ordinance. Mr. Clark stated yes and referred the board to a copy of an e-mail included with the application from Mr. Sweeney indicating such.

Mrs. Coppinger questioned if the shutter material was opaque or translucent. Mr. Clark believes it is opaque and the bulbs will be 150 watts each.

There were no additional questions from the Board at this time. Mrs. Coppinger asked for questions or comments from the public. It was noted there were none.

Mr. Merhalski had prepared a draft Notice of Decision for the site plan review. Mr. Merhalski reviewed the Notice with the applicant and board.

**Motion:** Mr. Jensen moved to approve the site plan for **Laconia Savings Bank (52-15)** subject to compliance with the Draft Notice of Decision as set forth this evening, seconded by Mr. King, passed by a vote of six (6) in favor (Coppinger, King, Maroun, Fairchild, Jensen, Nelson), 0 opposed, and one (1) abstention (Charest).

Mr. Charest noted he abstained from voting as he was concerned this application was a request for an “after-the-fact” site plan approval. This has happened a few times in town recently and property owners need to know that they must receive approval prior to making changes to their sites.

4. Camp Tecumseh (212-1)(975 Moultonboro Neck Road)  
Site Plan Amendment

Mr. Nelson stepped down from the board at this time.

Dave Dolan of David M. Dolan Associates, PC presented the application for site plan amendment. Mr. Dolan stated the Board had recently approved a site plan for the construction of a Sports Building and that this was a request for a site plan amendment. The applicant is proposing a 12' x 66' addition (open/covered porch) to the Sports Building which was previously approved on October 27,

2010. The deck will be approximately one (1) foot off the ground, 792 square feet and will have four lights up under, in the ceiling of the porch. Mr. Dolan answered any questions from the board.

Ms. Fairchild asked if there was an elevation plan of the project. Mr. Dolan stated yes, and the board viewed the plan submitted, noting the proposed porch is on the lake side (end) of the building.

There were no additional questions from the Board at this time. Mrs. Coppinger asked for questions or comments from the public. It was noted there were none.

Mr. Merhalski had prepared a draft Notice of Decision for the site plan amendment. Mr. Merhalski reviewed the Notice with the applicant and board.

**Motion:** Mr. King moved to approve the site plan amendment for **Camp Tecumseh (212-1)** subject to compliance with the Draft Notice of Decision as set forth this evening, seconded by Mr. Jensen, carried unanimously.

Mr. Nelson returned to the board at this time with full voting privileges.

#### **VI. Informal Discussions**

#### **VII. Unfinished Business**

Mr. Merhalski commented that he would be updating the Agenda for the Public Hearings on Monday the 31<sup>st</sup>. The location for the meeting was originally scheduled to be held at Town Hall in the Office of the Development Services, and they now will be able to meet in the large conference room at 7 PM. Mr. Merhalski noted that he had forwarded the draft language for the proposed amendments to Town Counsel for review and counsel has approved the language.

#### **VIII. Other Business/Correspondence**

1. Zoning Board of Adjustment Draft Minutes of January 5, 2011 were noted.

2. Selectmen's Draft Minutes of January 20, 2011 were noted.

#### **IX. Committee Reports**

Ms. Fairchild gave a brief informative update on the Capital Improvements Program Committee.

**X. Adjournment:** Mr. Nelson made the motion to adjourn at 7:48 PM, seconded by Mr. King, carried unanimously.

Respectfully Submitted,  
Bonnie L. Whitney  
Administrative Assistant