

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

Regular Meeting

August 10, 2011

Minutes

Present: Members: Joanne Coppinger, Natt King, Judy Ryerson, Jane Fairchild, Chris Maroun,
Tom Howard, Ed Charest (Selectmen's Representative)
Alternates: Peter Jensen, Keith Nelson; Dave Holden – Interim Planner

I. Pledge of Allegiance

Ms. Coppinger called the regular meeting to order at 7:05 P.M.

II. Approval of Minutes

Motion: Mr. Maroun moved to approve the Planning Board Minutes of July 27, 2011, as written, seconded by Mr. Charest, carried unanimously with Mr. King abstaining.

III. New Submissions

IV. Boundary Line Adjustments

V. Hearings

VI. Informal Discussions

The Board went out of order from the agenda, taking up Other Business/Correspondence at this time.

VIII. Other Business/Correspondence

1. Application For and Notice of Voluntary Merger for Jon L. & Darlene E. Burrows (2-3 & 2-5)(468 Ossipee Mountain Road) was presented to the board.

Motion: Mr. King moved to approve the Voluntary Merger for Jon L. & Darlene E. Burrows (2-3 & 2-5) as presented, seconded by Mr. Maroun, carried unanimously.

2. Ms. Coppinger noted the Press Release dated August 4th, from the New Hampshire Preservation Alliance regarding the program "Preserving Community Character: Win-Win Strategies for Managing Change in the Lakes Region" to be held August 16th from 7-9 pm at the Moultonborough Public Library.

3. The Board was in receipt of a memo from the Master Plan Implementation Committee requesting an update on the status of the "Short Term" (2008-2013) goals and objectives for the Planning Board. The Board reviewed the list and discussed each of their goals. Ms. Coppinger will prepare a memo in response to the MPIC's request.

4. Zoning Board of Adjustment Draft Minutes of August, 2011 were noted.

5. Selectmen's Draft Minutes of August 5, 2011 were noted.

VII. Unfinished Business

1. Discussion relating to Access Management

Mr. Holden updated the Board relating to Access Management. He stated his meeting with Mark Morrill, Engineer, NH DOT District 3 on August 2nd had been cancelled and re-scheduled for August 16, 2011. He has found material in the Planner's office and has been reviewing it prior to meeting with Mr. Morrill.

Discussion relating to the Revision of the Sign Ordinance

Mr. Holden stated at the last meeting the Board had raised the question if changes discussed that evening, formatting and the addition of the Table of Contents, would require approval at Town meeting. Mr. Holden met with Town Counsel who indicated that the Table of Contents, with the disclaimer, could be added as a Reader's guide, not part of the Zoning Ordinance without town approval. The formatting, rearranging of text, renumbering, or new text would require a vote at Town Meeting.

Mr. Holden commented that he had worked on Article 5 Signs, in the new format in an effort to show the Board that this would be a work in progress. He provided the Board with a working draft of Article 5. He reviewed this with the Board pointing out that all of the existing Article V, of the current Zoning Ordinance was included somewhere, in some version in this handout. Also included was new text and headings for discussion points, legal issues, etc. and a definition section relating to Article 5 Signs.

The Board reviewed the new draft and commented they liked the format and the tables that had been inserted. There was not any information inserted into the tables, as Mr. Holden felt that this was what the Board should discuss during a work session. Board members noted their concerns regarding what the task was at hand, and the homework which was assigned at the prior meeting. At that meeting they had discussed if they would present one or two warrant articles, first for the formatting change only, and second a warrant article that included the formatting change and some amendments to the language. Board members also were asked to review the material provided at that meeting (existing Article V Signs, Revamped in a New Format), to make sure the content hadn't changed from the current article (except where noted in bold), the order and review the definition section.

Several members had reviewed the material, while others had not the opportunity to do so. Ms. Fairchild reviewed the material and provided the Board with her suggestions to the order of Article 5 Signs.

Also discussed again were warrant articles, how many, and what may be put to vote. Board members shared their concerns with amendments that may be proposed for this article. While many liked the definition section, it was noted that this would need to be reviewed at length.

Mr. Holden provided the Board with a draft version of the entire existing Zoning Ordinance in the new format as a tool for members to review and included a Table of Contents as well. This made the existing ordinance much more user friendly. Board members noted while this was much simpler to work with, it would require a vote at Town Meeting, and that it would not be something that could be put forward this year.

Mr. Holden provided the Board with a definition section for the entire ordinance. Included in this was all off the definitions which are in our current ordinance along with the article they refer too, and an additional section of General Definitions. Mr. Holden stated that this too would require further

discussions at a work session. He pointed out an area of concern. Hazardous Materials are referenced in the ordinance, but are not defined. There are five types of Hazard Use which should be defined.

It was noted there were not any new applications submitted for the meeting of August 24th, therefore the meeting can be utilized as a work session for the revision of the ordinance. Board members were asked to review the definitions for the meeting on the 24th.

Ms. Fairchild noted her concern regarding the sign at the former Center Harbor Laundromat, which was recently covered in shrink wrap. She stated that the ordinance currently states “Any business that closes its operation permanently shall remove any signs in connection with that business within 30 days.” This business has been closed in excess of 30 days and she feels that the sign should be removed. The board discussed this briefly, noting the late hour and that this would require further discussion at a work session.

IX. Committee Reports

- X. Adjournment:** Mr. King made the motion to adjourn at 9:45 PM, seconded by Mr. Charest carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant