

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

Regular Meeting

September 14, 2011

Minutes

Present: Members: Joanne Coppinger, Natt King, Chris Maroun, Tom Howard,
Judy Ryerson – arrived at 7:05, Ed Charest (Selectmen’s Representative)
Alternates: Peter Jensen, Keith Nelson – arrived at 7:04; Dave Holden – Interim Planner
Excused: Member: Jane Fairchild

I. Pledge of Allegiance

Ms. Coppinger called the regular meeting to order at 7:02 P.M. and appointed Peter Jensen to sit on the board with full voting privileges in place of Jane Fairchild.

II. Approval of Minutes

Motion: Mr. Jensen moved to approve the Planning Board Minutes of August 24, 2011, and the Planning Board Work Session Minutes of August 31, 2011, as written, seconded by Mr. Howard, carried unanimously.

III. New Submissions

1. Jonathan’s Landing Condominium & Yacht Club Association (283-14) (17 London Hill Road)
Site Plan Review

This was a request for a site plan review. The applicant is proposing the addition to two (2) existing decks on individual units located on a commercial site. Ms. Coppinger noted the request for waivers from Elena Mosher, agent for Jonathan’s Landing.

Motion: Mr. King moved to accept the application for **Jonathan’s Landing Condominium & Yacht Club Association (283-14)** grant the waivers for the purposes of acceptance only and to schedule a hearing for this evening to be Hearing #1, seconded by Ms. Ryerson, carried unanimously.

2. Rock Pile Real Estate, LLC (44-13)(84 Gov. Wentworth Highway)
Site Plan Review

Ms. Coppinger stepped down from the Board at this time, and Mr. Nelson did not participate in the discussion of the new submission for Rock Pile Real Estate, LLC.

Mr. King stated that this was a new submission for Rock Pile Real Estate, LLC and it was noted there was a request for continuance. Mr. King stated procedurally before the board could act on the request for continuance, the application must be accepted, and stated that he did not believe that there was enough information to accept the application as complete. He reviewed the memo prepared by David Holden, Interim Planner, stating there were about 25 items listed, and only a few that had requests for waiver. Mr. King felt that some of the items listed were very pertinent for acceptance, and that it was important for the board to have a more thorough application. Mr. Howard, Mr. Jensen, Mr. Maroun and

Ms. Ryerson agreed with Mr. King. Ms. Ryerson stated for consistency, the board has stated if an application does not meet the requirements, it shouldn't be accepted. Mr. Charest stated in the past the board has not always done this. The application was received into the office as administratively complete for abutter notification, but that the board makes the determination if the application is accepted for public hearing. There was a discussion regarding the fees that had been paid for by the applicant. Ms. Prause has paid for abutter notification, advertising fee and the site plan review fee. In the past the board has waived the hearing fee, if and when an applicant resubmitted an application, but they were required to pay the notification (abutter and advertising) fees again when resubmitting.

Motion: Mr. Jensen moved to deny the acceptance of the application as submitted for **Rock Pile Real Estate, LLC (44-13)** and to waive the application fee if an application is resubmitted. Seconded by Mr. Charest, carried unanimously.

Ms. Coppinger returned to the board at this time.

IV. Boundary Line Adjustments

V. Hearings

1. Jonathan's Landing Condominium & Yacht Club Association (283-14) (17 London Hill Road) Site Plan Review

Elena Mosher, agent for Jonathan's Landing, and owner of Unit 4, 22 Topside, presented the application for site plan review. Ms. Walzel, owner of Unit 3, 22 Topside was also present for the hearing. Ms. Mosher stated the proposal is for the addition to two (2) existing decks on individual units located at Jonathan's Landing. Their proposal is similar to an application that was approved earlier in the summer for three (3) decks presented by James Bee. They are before the board as Jonathan's Landing is a commercial site, not a single family or two family unit. The cumulative total of the three decks approved in June were approximately 300 sq. ft. Ms. Mosher's and Ms. Walzel's proposed additions are approximately 99 sq. ft and 114 sq. ft. respectfully. Ms. Mosher answered any questions from the board.

Ms. Coppinger questioned why the applicants were before the board, as the proposed decks were minimal in size. It was noted that it was a commercial site and that it was the decision of the Code Enforcement as to whether the request was allowed under the section of the Zoning Ordinance adopted in March regarding commercial expansions totaling not more than 500 square feet of area. The Code Enforcement Officer had made the decision the proposed additions required site plan approval.

There were no additional questions from the Board at this time. Ms. Coppinger asked for questions or comments from the public, noting there were none.

Motion: Mr. King moved to approve the site plan for **Jonathan's Landing Condominium & Yacht Club Association (283-14)** and to grant the waivers as requested, seconded by Mr. Jensen, carried unanimously.

VI. Informal Discussions

VII. Unfinished Business

Discussion relating to the Revision of the Sign Ordinance

Mr. King noted that the Local Government Center was holding a Law Lecture in Meredith on the 28th, and that the subject was Sign Regulations. He commented that this may be a helpful lecture for the board

to attend, in relation to the board's recent discussion of the revision of the sign ordinance. It was noted that there were not any scheduled hearings for the meeting on the 28th. Board members discussed this and were in agreement that the lecture could be helpful in their discussion relating to signs.

Motion: Mr. King moved to Cancel the September 28th, 2011 regular meeting of the Planning Board so that they may attend the Law Lecture. Seconded by Mr. Howard, carried unanimously.

Mr. Holden provided the board with an updated table of permitted signs, which included the addition of three category's of signs. He also provided them with possible definitions for lease and rent, along with the definitions of lease and rent as taken from the Black's law dictionary.

Discussion relating to Road Standards

Mr. King briefly updated the board regarding the sub-committee for roads. He stated they had met on September 6th and that he was elected Chair of the sub-committee. They have agreed to meet on the 2nd and 4th Tuesdays. Their next meeting will be Tuesday, September 20th at 5:30 at Town Hall.

The sub-committee will be looking at road standards for subdivisions, and will come back to the Planning Board with suggestions for changes to their regulations. These will only be suggestions, and they are not asking the Board of Selectmen to establish specific regulations. The purpose of the Sub-committee is two-fold, to look at the subdivision regulations, and suggest standards for existing town roads.

Discussion relating to Site Plan Regulations – Driveway Permits

Mr. Holden updated the Board regarding NH DOT. He has not had any contact recently with DOT.

The Board reviewed copies of two approved driveway permits. One from NH DOT for an approved residential driveway cut on Route 25 and the other from the Town, also for an approved residential driveway cut. It was noted that both permits had already been approved by the DOT and the Town. Mr. Holden stated that was his purpose of working with DOT, to establish a process in which they would submit a copy of an application to the Town for their input prior to the issuance of the permit. At the work session on the 31st, the board had discussed and voted on language to amend their current regulations which requires an applicant to provide an approved driveway permit at the time of submitting an application to the board. Mr. Holden was to confer with NHDOT for their comment prior to the scheduling of a public hearing on the proposed change to the regulations.

VIII. Other Business/Correspondence

1. Zoning Board of Adjustment Draft Minutes of September 7, 2011 were noted.
2. Selectmen's Draft Minutes of September 1, 2011 were noted.

IX. Committee Reports

- X. Adjournment:** Mr. King made the motion to adjourn at 8:04 PM, seconded by Mr. Charest carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant