

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

Regular Meeting

December 14, 2011

Minutes

Present: Members: Natt King, Chris Maroun, Tom Howard
Ed Charest (Selectmen's Representative); Town Planner, Bruce W. Woodruff
Excused: Members: Judy Ryerson, Joanne Coppinger, Peter Jensen
Alternate: Keith Nelson

I. Pledge of Allegiance

Mr. King called the regular meeting to order at 7:03 P.M.

II. Approval of Minutes

Mr. Howard requested an amendment to the minutes on page 2, under the hearing for the White Pines Trust. He asked that his question be included in the minutes, which was, if the original subdivision plan showed the location of the access driveway through the area depicted on the plan as ledge, and it was noted, that yes, it did. He stated that was his reasoning for not voting in favor of the application.

Motion: Mr. Howard moved to approve the Planning Board Minutes of November 21, 2011, as amended, seconded by Mr. Charest, carried unanimously, with Mr. Maroun abstaining.

Motion: Mr. Maroun moved to approve the Planning Board Work Session Minutes of November 30, 2011, as written, seconded by Mr. Howard, carried unanimously, with Mr. Charest abstaining.

III. New Submissions

IV. Boundary Line Adjustments

V. Hearings

VI. Informal Discussions

VII. Unfinished Business

Subdivision Regulation – Section 7.2 Road Design and Construction

Board members were provided with an updated copy of Section 7.2 of the Subdivision Regulations. Mr. Woodruff stated at the last work session the board had continued the discussion to allow input from Scott Kinmond, Road Agent with regards to road design standards, specifically guardrails. The questions were 1) Was it his understanding that the NH DOT standard specifications were rigid with respect to what they require for a guardrail type? 2) Would he always use the state specification, say a post and steel beam, if the road type or circumstances dictated something less heartily designed? 3) What

factor or factors dictate the type of guardrail use? 4) Is the proper nomenclature for this device “guardrail” or “guiderail”? Mr. Woodruff noted he had done some research and reviewed his findings with Mr. Kinmond. The findings were 1) After reviewing the NH DOT Standard Specifications for Road and Bridge Construction, section 606, it appears they only call for one type of guardrail; post and steel beam to be used in all requirements. 2) After reviewing the very low volume rural road design guidelines, it appears if less expensive/durable type guardrails may be used. 3) Traffic barriers are only needed when the obstacle without the barrier is greater than the obstacle itself. (There was a table attached showing the general applications of conditions for roadside barriers) 4) The NH DOT Standard Specifications for Road and Bridge Construction, section 606, continues to refer to those devices as Guardrails. The document reserves the term guiderail for the rails on bridges.

Mr. Kinmond reviewed the material and information compiled by Mr. Woodruff and responded to the Board’s inquiry relative to the use of Guardrail, and agreed with his research conclusion and recommended that the language originally proposed remain as such.

Mr. Woodruff noted the other changes made to the regulations as discussed at the work session, which included, changing Section C, word establish to promote, adding measurements to Section E. Table of geometric and other standards for new subdivision roads, adding a note to define ADT (Average Daily Trip) and Clear Zone, changing Roadway Width to be Travelled Way Width, defining “street jog” in Section E. 9. Mr. Woodruff also revised the diagram shown as Exhibit 2 and enlarged Exhibit 1 for clarity.

Mr. Howard noted that there was a question relating to Section E. 15, relative to the maintenance of new private roads, asking if that was to be removed from the regulations. It was noted that after a lengthy discussion at the work session, it was the decision of the board to leave it in, as written, noting that an applicant and or developer could request a waiver of the requirement of the homeowners association and the board could approve the waiver and require language to be included in the deeds.

There being no further questions or comments Mr. King called for a motion to approve the Subdivision Regulations as amended.

Motion: Mr. Charest moved to approve the Subdivision Regulations as amended by the Board through all of the prior meetings or work sessions, seconded by Mr. Maroun. Motion carried 4 to 0 in favor.

Mr. Woodruff asked the members if they wanted to set a date this evening for the public hearing. It was noted that this could be done on the same evening as a regular meeting. After a brief discussion it was the decision of those present to schedule the public hearing for the second meeting in January.

Motion: Mr. Charest moved to schedule the Public Hearing for Amendments to the Subdivision Regulations for Wednesday, January 25, 2012, with a snow date of Wednesday, February 8, 2012, seconded by Mr. Maroun, carried unanimously.

VIII. Other Business/Correspondence

1) The Board reviewed the draft 2011 Annual Planning Board Report. The only change made was to add a sentence regarding the change in members, the vacancy on the board and a note of appreciation for a prior board member. These changes will be made and forwarded onto the Chair for signature.

2) Application For and Notice of Voluntary Merger for Michael A. & Helen T. Zuccaro (129-134 & 129-133)(30 Paglia Street). The Voluntary Merger was presented to the board. There was no input from the Board or public.

Motion: Mr. Charest moved to approve the Voluntary Merger for **Michael A. & Helen T. Zuccaro (129-134 & 129-133)** as presented, seconded by Mr. Maroun, carried unanimously.

3) Planning Board 2012 Meeting Dates - The Board was provided with a draft of the 2012 meeting dates. Mr. Woodruff questioned if there were any changes the board would like to make at this time. It was noted the second meeting in December was the 26th. The Board agreed to cancel the meeting of December 26, 2012.

Motion: Mr. Howard moved to approved the Planning Board 2012 meeting dates as amended, cancelling the December 26, 2012 meeting, seconded by Mr. Charest, carried unanimously.

4) Citizen Petition The Board was in receipt of a petition for an amendment to the zoning ordinance. In accordance with NH RSA 675:4 the board shall set the date of the public hearing for the petitioned amendment.

Motion: Mr. Howard moved to schedule the Public Hearing for the petition for the amendment to the zoning ordinance for Wednesday, January 11, 2012, with a snow date of Monday, January 16, 2012 and the date for a final Public Hearing, if necessary, to be Wednesday, January 25, 2012, seconded by Mr. Charest, carried unanimously.

5) Zoning Board of Adjustment Draft Minutes of December 7, 2011 were noted.

6) Selectmen's Draft Minutes of December 1, 2011 were noted.

Discussion of Possible Projects for 2012 Work Plan – Mr. Woodruff noted the Board should review their 2011 Work Plan and begin a discussion of the 2012 Work Plan. Those present suggested waiting until there were more members present, and to hold off until after the 2012 March elections. Mr. King noted there would be several vacancies on the board for the upcoming election and that they would be looking for civic minded individuals willing to serve on the board. This year's filing period is January 25th – February 3rd.

IX. Committee Reports

X. Adjournment: Mr. Charest made the motion to adjourn at 7:52 PM, seconded by Mr. Maroun carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant