

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

Work Session Minutes

October 31, 2012

Present: Members: Tom Howard, Chair; Peter Jensen, Chris Maroun, Paul Punturieri,
 Josh Bartlett; Russ Wakefield (Selectmen’s Representative)
 Alternate: Natt King
 Excused: Member: Judy Ryerson
 Alternate: Keith Nelson
 Staff Present: Administrative Assistant, Bonnie Whitney

I. Pledge of Allegiance

Mr. Howard called the work session to order at 7:00 PM.

II. Other Business/Correspondence

1. Continued review/discussion of draft Zoning Ordinance - Board members were provided with a copy of the “DRAFT FOR 2013 Town Meeting” Zoning Ordinance. Mr. Woodruff had made the changes and suggestions from the Board’s last meeting, along with a few requested definitions that he prepared and a few submitted by Mr. Punturieri.

Board members reviewed the suggested definitions for Recreational use outdoor, Recreation use indoor, Recreation facility private, Recreation - High Impact, Recreation – Indoor, Recreation- Low Impact, and Recreation – Outdoor. After discussing the suggested definitions it was the decision of the Board to use the suggested language for Recreation use outdoor, but to further break it down into two definitions, one for high impact and another for low impact. Next they chose to define Recreation use – indoor only and not to break that down into high impact and low impact. They agreed to the suggested definition of Function Facility provided by Mr. Woodruff.

The Board next reviewed these uses in regards to the Table of Permitted Uses in the Zoning Ordinance, determining if they would be Permitted, Not Permitted or Special Exception Required in each Commercial Zone A, Commercial Zone B, Commercial Zone C, Residential/Agricultural and the Groundwater Protection Overlay District with the decision on each listed in the table below.

<u>Use</u>	<u>Commercial A</u>	<u>Commercial B</u>	<u>Commercial C</u>	<u>Residential Agricultural</u>	<u>Groundwater Protection Overlay District</u>
Recreation Use Outdoor – High Impact	SE	SE	NP	SE	SE
Recreation Use Outdoor – Low Impact	P	P	P	P	P
Recreation Use Indoor	P	P	SE	SE	SE
Function Facility	P	P	P	SE	SE

The Board reviewed the suggested definitions for Clinic and Nursing Home. While they questioned the word “**OR**” in each of the definitions and were not certain if Mr. Woodruff was suggesting two options, the Board was in agreement that they liked all of the verbiage. It was noted the two uses were already included in the Table of Permitted Uses and agreed to leave them as shown.

It was the decision of the Board to strike Meeting Halls from the Table of Permitted Uses, as they felt that that would be the same as a Function Facility.

The Board then continued reviewing the proposed changes in the Draft ordinance shown in red or crossed out. When Mr. Woodruff is present, they would like to revisit the language “such as inability to sell due to economic conditions or other external exigencies...” They have asked if the suggested height of seven (7) feet was correct, or is it to be six (6). Mr. Wakefield expressed his concern with the suggestion that a special exception shall substantially vest by way of development activity ... within two (2) years.... He felt that this should be one (1) year. After a short discussion, it was suggested that the language be changed to be consistent with the site plan regulations. Board members also questioned “Development Activity”.

Mr. Wakefield noted that the changes to the Shoreland Water Quality Protection Act (SWQPA) had been inserted, but that it appeared the addition of “greater than” to the list of tree calipers had not been included. This will be amended in the next iteration of the draft copy.

The next area of concern was regarding Nonconforming uses and Nonconforming structures. The Board would like to have an effective date added to Article VII C (1) as a base line. They had a question as to the word “yard” in VII D and the work “bulk” in VII D (1)

Board members requested further clarification on Article VII D (3). They left off with Article VII E, noting that would require further input from Mr. Woodruff.

III. Adjournment: Mr. Wakefield made the motion to adjourn at 9:20 PM, seconded by Mr. Maroun, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant