

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

Regular Meeting

November 14, 2012

Minutes

Present: Members: Tom Howard, Chair; Peter Jensen, Paul Punturieri, Josh Bartlett,
Chris Maroun (arrived at 7:12); Russ Wakefield (Selectmen's Representative)
Alternate: Keith Nelson
Excused: Member: Judy Ryerson; Alternate: Natt King
Staff Present: Town Planner, Bruce W. Woodruff; Administrative Assistant, Bonnie Whitney

I. Pledge of Allegiance

Mr. Howard called the regular meeting to order at 7:00 P.M. and appointed Keith Nelson to sit on the board with full voting privileges in place of Judy Ryerson.

II. Approval of Minutes

Motion: Mr. Jensen moved to approve the Planning Board Minutes of October 24, 2012, as written, seconded by Mr. Nelson, carried unanimously.

Motion: Mr. Punturieri moved to approve the Planning Board Work Session Minutes of October 31, 2012, as amended, seconded by Mr. Jensen, carried unanimously with Mr. Nelson abstaining.

III. New Submissions

IV. Boundary Line Adjustments

V. Hearings

VI. Informal Discussions

VII. Unfinished Business

VII. Other Business/Correspondence

Mr. Howard stated that he had received an email from the Planner regarding the warrant articles for the proposed amendments and housekeeping of the zoning ordinance. Mr. Woodruff has suggested that the proposed changes be separated into six different warrant articles. These amendments would be Housekeeping/language clarification amendment, Updating soils & slopes info for calculation of lot size amendment, Shoreland Protection Act: required by act revision change and strengthening change amendment, Revision of Table of Uses and addition of pertinent terms from Table of Uses to General Definition Section amendment, Adding language requiring vesting for special exceptions and adding language codifying abandonment of special exceptions amendment and Adding language/revising language regarding nonconforming uses, structures and lots amendment. Board members were in agreement with proposing six warrant articles.

Mr. Bartlett read a portion of a letter that was in the paper written by Joe Skiffington regarding the SWQPA, and that appeared to him to have a different view on the need to tighten up the 2011 act than the description given to the board by Mr. Howard. The board discussed this briefly and noted that the letter had limited applicability to the work that they are doing and that it needed no further discussion.

The board had been provided with a revised working draft dated November 8, 2012. It was noted that changes shown in green had been reviewed and approved by the board at a prior meeting and those shown in red still needed to be reviewed.

The board began at the beginning of the draft copy working on finishing up the proposed changes. They reviewed the Minimum Lot Size Calculation by Slopes and Soils and the Revised Soil Grouping for establishing lot size. Mr. Bartlett questioned why there was not a column 6 in the Minimum Lot Size chart, as there were 6 soil groups listed. Mr. Woodruff stated that the soils listed in Group 6 are all very poorly-drained soils that would never be used in determining lot size calculations, and if they were shown in the Minimum Lot Size table it may lead to the question if one could apply for a variance from this section of the ordinance. It was noted that Soil Group 5 is "Not Permitted" (NP). After a brief discussion the Planner and members were in agreement to add a column 6 showing that the soils in column 6 are NP and to add language stating that those soil types could never be used in determining lot sizes. It was noted that additional language would not be necessary as there was already a reference in the ordinance below the Soil Grouping Chart stating: "NP – Septic systems not permitted on these soils – cannot be included in minimum lot size determination".

Members continued to work through the draft, completing and approving everything that was shown in red, with a few changes, and with the exception of Article VII, G which Mr. Woodruff will rework on for the next meeting.

Mr. Howard reminded members that a representative from LRPC will be present at the next meeting to discuss the services they provide to the town for their Membership Appropriation.

IX. Committee Reports

- X. Adjournment:** Mr. Maroun made the motion to adjourn at 8:24 PM, seconded by Mr. Jensen, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant