

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

Regular Meeting

November 28, 2012

Minutes

Present: Members: Tom Howard, Chair; Peter Jensen, Paul Punturieri, Josh Bartlett;
Russ Wakefield (Selectmen's Representative)
Alternate: Keith Nelson, Natt King
Excused: Member: Judy Ryerson, Chris Maroun
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 and Natt King to sit on the board with full voting privileges in place of Judy Ryerson and Chris Maroun.

II. Approval of Minutes

Motion: Mr. Punturieri moved to approve the Planning Board Minutes of November 14, 2012, as written, seconded by Mr. Jensen, carried unanimously with Mr. King abstaining.

III. New Submissions

IV. Boundary Line Adjustments

V. Hearings

VI. Informal Discussions

VII. Unfinished Business

VII. Other Business/Correspondence

1. LRPC, 2013-2014 Membership Appropriation: Board of Selectmen referred this to the Planning Board for a recommendation.

Mr. Howard stated that the Board had invited a representative from Lakes Region Planning Commission (LRPC) in to discuss their services and noted that while several members were concerned with the formula in which the Membership Appropriation was calculated, this was not the forum to discuss that. The Board of Selectmen will be discussing the fees with LRPC next week. Mr. Howard introduced Kimon Koulet, Executive Director of LRPC to the Board.

Mr. Koulet gave a lengthy presentation to the Board, providing three documents to the members. First was LRPC's Annual Report which capsulated what they had done in the last year, services, accomplishments etc. Second a copy of a report "For Town Annual Reports, LRPC 2011-2012 (FY12)". And third, a handout which was an overview which shows how LRPC allocates their dollars. After

completing his presentation he addressed each of the questions that were provided to him, by the Planner, from the members. Members thanked him for attending the meeting and answering their questions.

Norman Larson and Cristina Ashjian spoke in favor of the town continuing to be part of the LRPC.

Board Members briefly discussed the information and services provided by LRPC. The majority of the members agreed that LRPC did provide many services to the town that are valuable and they are an important connection with the surrounding towns, and are in favor of continuing their membership with LRPC. The major concern that was raised by the Board was regarding the financial part, the formula in which the fee is calculated. There are 30 surrounding communities that are a part of LRPC, and Moultonborough's portion is the second highest. A few of the members felt that the board could utilize more of the services available by LRPC and could get more for our money.

Motion: Mr. King moved that the Planning Board recommend to the Board of Selectmen that the Town enters into the annual contract with LRPC, seconded by Mr. Nelson.

Mr. Punturieri moved to amend the motion to include that the BoS negotiate the fees, seconded by Mr. Bartlett.

Mr. Nelson stated that he would be unable to vote in favor of the amendment

Mr. Punturieri moved to amend the motion that the BoS discuss the fees, seconded by Mr. Wakefield for discussion purposes. Mr. Wakefield stated that he would make certain that the BoS discussed the fees. Vote on the amendment failed 1 to 6.

Mr. Howard called for a vote on the original motion which was carried unanimously.

2. Review and Approval of Planning Board 2013 meeting dates - The Board was provided with a draft of the 2013 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 November was Thanksgiving Eve, and the second meeting in December fell on Christmas. The Board agreed to cancel both meetings, November 27th and December 25th, 2013. Mr. Howard questioned if the Board wanted to utilize October 30th as a regular meeting date as opposed to a work session as there would only be one meeting in November and one in December. After a brief discussion, no decision was made to change the date of October 30th to a regular meeting date.

Motion: Mr. King moved to approved the Planning Board 2013 meeting dates as presented, cancelling the November 27 and December 25, 2013 meetings, seconded by Mr. Punturieri, carried unanimously.

3. Housekeeping Zoning Ordinance

Mr. Woodruff had provided the members with an electronic copy of the Working Draft of the Zoning Ordinance which had included the all of the changes discussed and decided on at the last meeting. At the prior meeting, Board members had requested that Mr. Woodruff rework language in Article VII, G. He provided members with an excerpt from the ordinance for this section. Members reviewed the changes and approved by consensus the new language for Article VII, G.

Mr. Nelson questioned if he was correct in his recollection that the board had discussed what a mixed use was and to add a definition to the ordinance. Members agreed they had discussed this and wasn't certain if it was to be defined in the ordinance. It was the agreement of the board to have the planner add the definition and noted that it would not require further discussion at the next meeting.

Mr. Woodruff stated that the board had approved, by consensus, all of the proposed changes in the Working Draft of the Zoning Ordinance and that they should take a formal vote to move them forward to a public hearing.

Motion: Mr. King moved to approve proposed zoning amendments, and vote to hold the required Public Hearing on the changes as presented, to be included on the Ballot, seconded by Mr. Jensen, carried unanimously.

4. Consideration of approval and setting of public hearing dates for six zoning amendments

Mr. Woodruff noted the need to set the date(s) for the Public Hearings for the proposed Zoning Amendments in order for staff to prepare and submit the required public notice. Staff had reviewed dates for the hearings at the last meeting. The date for the first Public Hearing is Wednesday, January 9, 2013, with a snow date of Monday, January 14, 2013 and the date for a final Public Hearing, if necessary, will be Wednesday, January 23, 2013, with a snow date of Monday, January 28, 2013. All Public Hearings will begin at 7:00 PM.

Motion: Mr. Nelson moved to schedule the Public Hearings for proposed Zoning Amendments one through six, for Wednesday, January 9, 2013, with a snow date of Monday, January 14, 2013 and the dates for a final Public Hearing, if necessary, to be Wednesday, January 23, 2013, with a snow date of Monday, January 28, 2013. All Public Hearings will begin at 7:00 PM. seconded by Mr. Punturieri, carried unanimously.

5. Mr. Woodruff stated the board had received a letter from Robert Goffredo expressing his interest to serve as an Alternate Member on either the PB or the ZBA. It was the decision of the board to appoint Mr. Goffredo as an Alternate to the Planning Board.

Motion: Mr. King moved to appoint Robert Goffredo as an Alternate Member of the Planning Board with a term ending in March 2013, seconded by Mr. Punturieri, carried unanimously.

IX. Committee Reports

X. **Adjournment:** Mr. King made the motion to adjourn at 8:58 PM, seconded by Mr. Wakefield, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant