

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

Regular Meeting

January 22, 2014

Minutes

Present: Members: Tom Howard, Peter Jensen, Josh Bartlett, Paul Punturieri, Bob Goffredo;
Russ Wakefield (Selectmen's Representative)
Alternates: Keith Nelson, Joanne Farnham, Scott Bartlett, Rich Kumpf
Excused: Alternate: Natt King
Staff Present: Town Planner, Bruce W. Woodruff; Administrative Assistant, Bonnie Whitney

I. Pledge of Allegiance

Mr. Howard opened the regular meeting at 7:00 PM and led the Pledge of Allegiance. He then appointed Scott Bartlett to sit on the board with full voting privileges filling the vacant seat on the board.

II. Approval of Minutes

Motion: Mr. Punturieri moved to approve the Planning Board Minutes of January 8, 2014, as amended, seconded by Mr. Jensen, carried unanimously.

III. New Submissions

IV. Boundary Line Adjustments

V. Hearings

1. Continuation of Public Hearing Jonathan T. White Realty (143-5)(278 Whittier Highway)
Site Plan Review for a Family Dollar Retail Store

Mr. Howard noted the Office of Development Services was in receipt of an email sent on January 10, 2014, (rev. 1-14-14), from Erin Darrow, P. E. requesting the continuance of the public hearing to the meeting of February 26, 2014, to allow time for her to address the comments of the KV Partners 12-4-14 review memorandum.

Motion: Mr. Jensen moved to continue the public hearing for Jonathan T. White Realty (143- 5) to February 26, 2014, seconded by Mr. Punturieri, carried unanimously.

VI. Informal Discussions

VII. Unfinished Business

VIII. Other Business/Correspondence

1. Marie Samaha – Presentation of Wildlife Priority Habitat: Ms. Samaha presented an overview of the updated Priority “Wildlife Habitats in Moultonborough” report. She noted that was a document to help aid the Conservation Commission in making decisions and educating landowners about conserving and protecting Wildlife Habitats in Moultonborough, and to assist the Planning Board in making decisions

and the effects on these habitats. The risks to habitats are many but can be minimized by thoughtful consideration of land use and awareness of Wildlife habits. She added that this is a work in process, to be updated and used as a resource, and posted on their web-page. It was noted that the report is an attempt to help educate people with what may be on their land, and is not intended to be used as “the law” or an ordinance. Mr. Howard thanked Ms. Samaha for the report and update of the Conservation Commission.

2. Bill Gassman – Presentation of Water Quality Testing from 2013: Bill Gassman also of the Conservation Commission (Con Com) gave presentation on lake water quality entitled "Moultonborough Bay Inlet Sub Watershed Water Quality. His PowerPoint presentation included many slides, some that highlighted why water quality is an issue, maps of the Winnepesaukee Watershed, and the Moultonborough Bay Inlet Sub-watershed. Mr. Gassman explained some of the testing that has been done, areas of the lake that are impaired, and what are some of the causes. He had requested to speak with the board in an effort to educate them on the steps that may be taken to preserve the water quality of the lake. The Con Com has asked that they help them define and implement a watershed management plan, give extra consideration to projects involving shoreline buffer, steep slope, septic and wetlands, as well as help identify opportunities for conservation easements. Mr. Howard thanked Mr. Gassman for his presentation.

3. Discussion on Draft 2014 Work Plan

Members then reviewed the proposed Draft 2014 Work Plan. Mr. Woodruff noted that while it may appear that there were not many items of the work plan, there was a lot of work to be completed.

Mr. Punturieri spoke to the Board about the proposed process and committee to resolve the village question, including the position of the Board of Selectmen (BoS) from their last meeting. He said that the Consensus of the BoS was that this matter be addressed to try and move it toward resolution, and to express their concern that they not be bound without being able to have had some input and be part of the process. That there is no pride of ownership or authorship for them, and that the Planning Board should take the lead, but that the Selectmen would like to be involved in a manner that keeps the Board a part of an active collaboration, in order to be part of the process. Further discussion ensued on this.

The Board reached a consensus in that they will form the Village question committee and that the BoS are necessary partners in this endeavor, with the PB as the controlling body; and that time is of the essence. In addition, there was strong agreement that the committee be community driven and led, to assure buy in by the community. Peter expressed that he believed that the committee should be heavy with PB members, but no motion or consensus was made on that. The final product, being a process outline, composition, charge etc. will be hashed out after the visioning session next Wednesday evening on 1/29.

Mr. Howard noted Item #3 on the Draft Work Plan, the development of specific criteria for special exceptions on identified specific commercial uses in the R/A zone. He stated that this was the follow up piece they need to complete in order to now be able to look at the Table of Uses in the Zoning Ordinance that they worked so diligently on last year. They need to be prepared for when someone makes application for a special exception for a specific use, having in place, the criteria for it to be granted. Mr. Howard asked if there were any other items they would like to have added to the plan. Mr. Punturieri suggested one item to possibly include is the revision of the sign ordinance. Members discussed this briefly with it being noted that this was on a prior work plan and when the PB prioritized the plan, this item ranked extremely low. It was noted that in the past there were some contentious issues with respect to real estate signs and that issue was never really resolved. Mr. Woodruff commented that the issues that came up surrounding real estate signs have been being addressed with the Code Enforcement Officer and many of the complaints have died down to almost none at all. He stated that there had been a couple of draft rewrites of the sign ordinance that was discussed prior to him getting here, and he had prepared one as well. These are all sitting on the shelf and the board could add this to their work plan if they wish, but

the majority of the issues that precipitated the concern about the existing sign ordinance have died down. After a brief discussion it was a consensus of a majority of the board to not take up the rewrite of the sign ordinance.

Motion: Mr. Wakefield moved to adopt the 2014 Planning Board Work Plan as submitted this evening, seconded by Mr. Scott Bartlett, carried unanimously.

4. Mr. Howard noted that the Board was in receipt of a Letter of Resignation from Natt King. Mr. Howard read Mr. King's January 10th letter into the record. With deep regrets, the board accepted Mr. King's resignation from the board, noting their appreciation and gratitude. Members requested that the Planner craft a letter of appreciation to Mr. King for his service, to be signed at the next meeting.

Motion: Mr. Wakefield moved that the board accept the resignation of R. Natt King as an alternate member of the Planning Board, seconded by Mr. Jensen, carried unanimously.

5. Mr. Howard noted that he had received a "Volunteer to Serve Your Town" form from Kevin Quinlan expressing his interest to serve as an Alternate Member of the Planning Board. Mr. Quinlan was present this evening. With the resignation of Mr. King, there is an opening on the board as an alternate.

Motion: Mr. Jensen moved to appoint Kevin Quinlan as an Alternate Member of the Planning Board with a term ending in March 2015, seconded by Mr. Josh Bartlett, carried unanimously.

6. Mr. Woodruff gave a brief update/status on the Master Plan Process, and also briefed the board on an upcoming Lakes Region Planning Commission to be held on Monday, January 27, 2014.

IX. Committee Reports

X. Adjournment: Mr. Punturieri made the motion to adjourn at 8:34 PM, seconded by Mr. Josh Bartlett, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant