

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

Regular Meeting

May 28, 2014

Minutes

Present: Members: Josh Bartlett, Scott Bartlett, Rich Kumpf, Joanne Farnham, Kevin Quinlan, Ed Charest; Russ Wakefield (Selectmen's Representative)
Alternate: Tom Howard
Staff Present: Town Planner, Bruce W. Woodruff; Administrative Assistant, Bonnie Whitney

I. Pledge of Allegiance

Mr. J. Bartlett opened the regular meeting at 7:00 PM and led the Pledge of Allegiance.

II. Approval of Minutes

Motion: Mr. S. Bartlett moved to approve the Planning Board Minutes of May 14, 2014, as written, seconded by Mrs. Farnham, carried unanimously.

III. New Submissions

1. Sandra Lee Stecher (67-26)(48 Orchard Drive)
Second Dwelling on a Lot

Mr. J. Bartlett stated that this was an application for a second dwelling on a lot. He noted the application was complete and ready for acceptance. He noted the unit density calculations for the site were 2.32 allowable units.

The Planner stated that this was one of the more routine applications that the Board would see. This is a large lot 14-15 acres, with a lot of it in Group 5 soils. There are two pods on the northwest side that have Group 3 soils with almost a 0% slope. Using the New Hampshire method it will support 2.32 units. A copy of the NH DES approval for construction was included in the packets.

Ms. Stecher stated that she currently has two campers on the property which are seasonal and the proposal is to construct a one (1) bedroom house.

A member of the public asked to speak at this time. As a point of order Ms. Whitney noted that at this time it was only a new submission and that the Board should accept the application then opening the public hearing. John Hadam, 30 Orchard Drive, noted it was his understanding that the County rated the meadow, the major part of the land, as a floodplain area. The Chair stated this could be brought up during the public hearing.

Motion: Mr. Charest moved to accept the application Sandra Lee Stecher (67-26) and to schedule the public hearing for this evening to be Hearing #1, seconded by Mr. Quinlan, carried unanimously.

IV. Boundary Line Adjustments

V. Hearings

1. Sandra Lee Stecher (67-26)(48 Orchard Drive)
Second Dwelling on a Lot

Mr. J. Bartlett continued with the public hearing, stating Mr. Hadam had a question regarding the meadow being declared a floodplain area. Mr. Hadam stated that he has seen the meadow flooded and asked how that is in relation to the lots they are taking about. The Chair commented that was the case with a large portion of the land, but that there still is enough land to support 2.32 units. They have a NH DES approval for construction for five (5) bedrooms.

Mr. Howard asked if the Planner had checked the flood plain maps. Mr. Woodruff stated yes. He then further asked if there was anything in the flood zone. Mr. Woodruff stated there are some areas of flood zone along the brook and areas of wetlands. In the calculations, those areas were accounted for as Group 5 soils which are characterized by poorly drained soils that have seasonal high water at or near the surface for a significant period time such that surface runoff is high and ground water recharge minimal. The amount of the backland area was used to calculate the dwelling unit density. The flood zone was considered when the unit density was calculated. Mr. Howard asked who prepared the soil map on the NRCS site. Mr. Woodruff stated that he did. Mr. Howard commented that the application notes that this is a 15 acre parcel, and he is aware of how difficult it is to freehand properties onto the map. Mr. Woodruff stated the answer is that you can't really get down to the lot size using the NH method, the web based soil survey. He stated he has attended the training for that. He explained he was conservative in his calculations, including more of the class 5 soils, and class 6 soils, that skewed the density in the wrong direction and it still turns out that you have two pods in class 3 soils and he is very confident that 2.32 is a good number.

Members asked if the location of the new dwelling had been determined. It was noted that the siting of the house is not under the purview of the Planning Board, but that there was an approved septic design submitted showing location of the leach field and the proposed 2 bedroom home.

There was a question raised of the intent of this application and whether this should have been an application for subdivision or a separate application for a second dwelling on a lot. Mr. Woodruff provided answers and what that the intent of the 2001 warrant was. He stated this was the correct application to be before the board and he will provide members with the language from the 2001 warrant. There was a brief discussion as to the need to revisit that section of the Zoning Ordinance making the intent clearer. Mr. Howard noted the need to tweak the ordinance and at that same time they may also want to look at the definition for dwelling in the ordinance.

Mr. J. Bartlett opened the hearing for public input, noting there was none he closed the public input portion of the hearing.

There being no further questions or comments the Chair called for a motion to approve.

Motion: Mr. Charest moved to approve the request for a second dwelling on a lot for Sandra Lee Stecher (TM 67-26), seconded by Mr. Kumpf, carried unanimously.

VI. Informal Discussions

VII. Unfinished Business

1. Review of Revised Master Plan Vision Draft

Mr. Woodruff noted that he had e-mailed the members a final draft of the Master Plan Vision Section stating that he had revised the two draft alternative Master Plan Vision Section documents by doing three things that the Board agreed to by consensus at the April 30th Workshop session; first, he combined the

two documents, while removing the introduction portion, and second, adding the three areas that they identified as core principles, and finally, he revised a few sentences that they had identified as confusing. The result was the final draft they had before them. He asked members to make final edits, and then that section can be marked as the final draft that will go before the public for input and comment. Members reviewed the draft making on two small edits. It was the consensus of the Board to leave the rest of the document alone, only making those two changes. He noted the next step is to focus on the Land Use Section vision statement and demographics & land use data. He recommend that a land use section subcommittee be formed that would also include other citizens as well as members of the Board. They discussed what type of individuals that should be invited to serve on the subcommittee, who would be the stake holders. They drafted a list of the types of people who should have input in the future of the Town. Mr. Woodruff asked for input from the Board with providing names and suggestions for individuals that fall into those areas on the list. He asked that they get this information back to him by June 5th. At the meeting on June 11th they can formalize the list and see who to get invitations out to serve on the committee. It was noted that it is very important to get everyone involved in this process.

VIII. Other Business/Correspondence

IX. Committee Reports

1. Broadband – Mr. Kumpf briefly updated the Board stating that the working group has had several meetings. They are currently working with Mike Blair from the UNH mapping department in mapping the town and seeing where broadband is currently available, not available as well as the speed. He stated that they will be starting a campaign on Monday that will run through Labor Day in which individuals can go to a web site (iwantbroadbandnh.org) [click here](#) to take a Broadband Survey and speed test. Mr. Kumpf stated that when completing the survey it is important to spell out Moultonborough completely with the ugh at the end. This will make collecting the data quicker and more accurate for UNH. He encouraged all to go onto the website and take the survey and speed test.

2. Village Vision – The Chair briefly updated the Board noting they discussed at length how the survey will be distributed, to whom the survey will be distributed, and the cost of the various options for distribution (web survey, mass mailing via regular mail, email alert, make paper copies available at library, tax payer list, voter list, etc.). Once again he stressed the importance of all board members being aware of what is going on with this committee, and encouraging people to attend the meetings. They would like to gather as much input from the public as they can. The next meeting is scheduled for Tuesday, June 3rd at 7 PM. At that meeting the committee will be exploring the efficacy & feasibility of instituting in some manner small community sewer systems. The Board noted the passing of Jim Zelek. Mr. Zelek served on the committee as the Businessman Alternate. There is now a call for other alternates to step forward. The Board of Selectmen are who appoints the alternates to the committee. Mr. Bartlett stated that Jim will certainly be missed and that he was a very active business man in the village.

X. Adjournment: Mr. Kumpf made the motion to adjourn at 8:26 PM, seconded by Mr. Charest, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant