

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

**Regular Meeting**

**November 12, 2014**

**Minutes**

Present: Members: Josh Bartlett, Rich Kumpf, Joanne Farnham, Scott Bartlett,  
Kevin Quinlan, Ed Charest; Russ Wakefield (Selectmen's Representative)  
Excused: Alternates: Tom Howard, Kathi Margeson  
Staff Present: Administrative Assistant, Bonnie Whitney

**I. Pledge of Allegiance**

The Chairman, 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 October 8, 2014 and the Planning Board Workshop Minutes of October 29, 2014, as written, seconded by Mr. Wakefield, carried unanimously.

**III. New Submissions**

1. East Coast Venture, LLC and Betheden Lodge Real Estate Trust (Tax Map 244 Lot 1 and Tax Map 245 Lot 116 & 117)(31 Echo Landing Road, Echo Landing Road & 30 Echo Landing Road)  
Boundary Line Adjustment

The Chair stated that this was a request for a boundary line adjustment and that the application was in order for acceptance and scheduling of a public hearing by the board for this evening.

**Motion:** Mr. Wakefield moved to accept the application of East Coast Venture, LLC and Betheden Lodge Real Estate Trust (244 - 1 & 245 - 116) (31 Echo Landing Road & Echo Landing Road), grant the waivers from Section 4.3 (A) (3), (5), (10), and (12), relating to wetlands, topography, soils and soils information, and off site geographic facts within 200 feet of the property for the purposes of acceptance only and to schedule a hearing for this evening to be Boundary Line Adjustment #1, seconded by Mrs. Farnham, carried unanimously.

2. Camp Tecumseh (212-1)(975 Moultonboro Neck Road)  
Site Plan Amendment

Mr. Wakefield stepped down from the board for this new submission.

The Chair stated that this was a request for a for a site plan amendment for the construction of a 36' x 28' addition to the existing Infirmary and the relocation of an existing storage building, known as "Sun Beam", and that the application was in order for acceptance and scheduling of a public hearing by the board for this evening.

**Motion:** Mr. Charest moved to accept the application for Site Plan Review for Camp Tecumseh (212-1) and to schedule a hearing for this evening to be Hearing #1, seconded by Mrs. Farnham, carried unanimously.

Mr. Wakefield returned to the board at this time.

3. Blair E. Thompson (66-6)(41 Blake Road)  
Minor 2 Lot Subdivision

The Chair stated that this was a request for a proposed Minor Two Lot Subdivision creating one new lot with one residual lot and that the application was in order for acceptance and scheduling of a public hearing by the board for this evening.

**Motion:** Mr. S. Bartlett moved to accept the application of Blair E. Thompson (66-6) and to schedule a hearing for this evening to be Hearing #2, seconded by Mrs. Farnham, carried unanimously.

#### IV. **Boundary Line Adjustments**

1. East Coast Venture, LLC and Betheden Lodge Real Estate Trust (Tax Map 244 Lot 1 and Tax Map 245 Lot 116 & 117)(31 Echo Landing Road, Echo Landing Road & 30 Echo Landing Road)  
Boundary Line Adjustment

David M. Dolan of David M. Dolan Associates, PC presented the application for the boundary line adjustment. Phillippe Le Dorze, East Coast Venture, LLC and his attorney Steve Nix were present for the hearing. Mr. Dolan stated the proposal is to transfer an equal area of land (953 SF +/-) between Tax Map 244, Lot 1 and Tax Map 245, Lot 116, resulting in no change in the total area of either property. Mr. Dolan referred to the Planners staff memo of November 6<sup>th</sup>, stating that he has addressed all of the issues contained in the memo. Mr. Dolan noted his request for waivers from Section 4.3 (A) (3), (5), (10), and (12), relating to wetlands, topography, soils and soils information, and off site geographic facts within 200 feet of the property, stating the reason as this is a boundary line adjustment and no new lots are being created. Mr. Dolan answered any questions from the board.

There were no questions from the Board. The Chair opened the hearing for public input, it was noted there was none. There being no questions or comments from the Board or the public, the Chair closed the Public Hearing.

**Motion:** Mr. Quinlan moved to approve the Boundary Line Adjustment Plat for Tax Map 244, Lot 1 and Tax Map 245, Lot 116, for East Coast Venture LLC, and Betheden Lodge Real Estate Trust, with the requested waivers to not depict wetlands, topo, soils & slopes info, and off-site geographic facts within 200 ft. of the subject properties, which conveys an equal area of land (953 SF +/-) between Tax Map 244, Lot 1 and Tax Map 245, Lot 116, resulting in no change in the total area of either property, with the following conditions: 1) Add the FEMA flood zone note to the plat or denote the area that is in the flood zone (stone jetty and narrow band near the shore) prior to the Chair signing the plat. 2) Add note stating that zoning districts are Residential/Agricultural and Groundwater Protection Overlay District. 3) Correct Note 10 to say, Lot 116 instead of Lot 16 in two places, and add the following to the end of the note; “, thereby reducing the net dimensional zoning nonconformities by approval of this plat.” 4) Set the new boundary pins prior to the Chair signing the plat. 5) Add Owners’ signature block, and add signatures to the plat sheets prior to the Chair signing. 6) The final plat is submitted to the Development Services Office in appropriate electronic format. 7) Submit executed deeds for recording with all

recording costs at the time of recording the plat, seconded by Mr. S. Bartlett, carried unanimously.

## V. Hearings

### 1. Camp Tecumseh (212-1)(975 Moultonboro Neck Road) Site Plan Amendment

Mr. Wakefield stepped down from the board for this hearing.

David M. Dolan of David M. Dolan Associates, PC presented the application, noting Dave Wakefield of DC Wakefield Builders was present for the hearing. Mr. Dolan stated that this was an amendment to a site plan that was approved by the Board in 2010. They are seeking an amendment to that approval with all the waivers that were requested and approved at that time. The proposal is to expand the existing Infirmary by constructing a new addition. He stated they have amended the size of the proposed addition from 28' x 36' to 30' x 36'. The addition will be connected to the existing Infirmary by a ramp. Mr. Dolan stated that an existing storage building, known as "Sun Beam" would need to be relocated in order to make room for the infirmary expansion. There will be a slight change in the tree line for the relocation of the storage building, with no net effect in the change of the lot coverage. Mr. Dolan referred to the Planners staff memo of November 5<sup>th</sup>, 2014, Note #5, "There will be no ... or lighting associated with the construction the addition." Mr. Dolan stated for the record that there will be lights at the entrances to the building. Mr. Dolan answered any questions from the Board.

Mr. S. Bartlett questioned if the proposed lighting would be on photocells. Mr. Dave Wakefield stated that the lights would be on all night during the times that the camp is open. He also questioned what "Sun Beam" was currently used as? Mr. D. Wakefield commented miscellaneous junk, counselor's clothes, racks etc. Mr. Kumpf asked if the plan was to have the improvements completed before next camp season. Mr. D. Wakefield stated yes, noting that the addition will be on a foundation.

The Chair opened the hearing for public input, it was noted there was none.

There were no further questions or comments from the Board the Chair closed the Public Hearing.

**Motion:** Mrs. Farnham moved to approve the site plan amendment for Camp Tecumseh (212-1), with the following conditions: 1) Add the proposed finished floor elevation to the addition and to the relocated "Sun Beam" structure. 2) Revise the plan to show the change in tree line necessitated by the relocation of the "Sun Beam" structure. 3) The final plat is submitted to the Development Services Office in appropriate electronic format. 4) Add the Surveyor's stamp and signature to both plan sheets prior to the Chair signing the plans. 5) Add the owner's signature block to both plan sheets and have the owner sign prior to the Chair signing the plans, seconded by Mr. S. Bartlett, carried unanimously.

Mr. Wakefield returned to the board at this time with full voting privileges.

### 2. Blair E. Thompson (66-6)(41 Blake Road) Minor 2 Lot Subdivision

Jim Hambrook of Hambrook Land Surveying presented the application for a Minor 2 Lot subdivision of a 4.07 acre parcel located on Blake Road. The proposal is to create one new lot of 1.47 acres with a residual lot of 2.60 acres. Mr. Hambrook briefly described the existing improvements on the lot, noting that there are already two existing dwellings with septic and wells. He noted the unit density

calculations were 1.06 units for the new lot and 1.34 units for the residual lot. Mr. Hambrook stated that there are two easements for the well radius, one for a portion on the residual lot and another for the abutting lot of David and Nancy Thompson. And an additional easement for the shared driveway over the abutting lot of David and Nancy Thompson. They have received NH DES subdivision approval. Mr. Hambrook referred to the Planners staff memo of November 5<sup>th</sup>, 2014, noting his concern regarding the wetland delineation that was completed 8 years ago. Mr. Hambrook provided a Wetlands Verification completed by Gregory Howard on November 8<sup>th</sup>, 2014, concluding that there were no changes to the wetlands. Mr. Hambrook stated that he has addressed each of the remaining concerns noted in the Planners memo. Mr. Hambrook answered any questions from the Board at this time.

Mr. Quinlan questioned if the easements would be recorded. Mr. Hambrook stated yes that they will be recorded, noting copies of the draft easements were provided with the application package.

The Chair opened the hearing for public input, it was noted there was none.

There were no further questions or comments from the Board or the public. The Chair closed the Public Hearing.

**Motion:** Mr. Quinlan moved to approve the subdivision plat for Map 66, Lot 6 for Blair E. Thompson, which subdivides an existing 4.07 acre parcel creating one new lot of 1.47 acres with a residual lot of 2.60 acres, with the following six conditions: 1) The C.W.S. perform a rudimentary field observation to verify the older wetland delineations mapped in 2006. 2) Call out the Map Lot number of the Thompson lot that is to be burdened with the gravel drive access easement in note #3. Depict the limits of said easement by hatching on the plat. Submit the draft access easement instrument to the Development Services Office prior to Chair signing the plat. 3) Depict the easement areas for the 75 ft. well radius for new lot 6.1 on the two abutting lots by cross-hatching on the plat. 4) Set the boundary pins prior to the Chair signing the plat. 5) Add the owners' signature block to the plat and have the owner's sign prior to the Chair signing the plat. 6) The final plat is submitted to the Development Services Office in appropriate electronic format, seconded by Mr. Wakefield, carried unanimously.

## **VI. Informal Discussions**

## **VII. Unfinished Business**

## **VIII. Other Business/Correspondence**

1. Application For and Notice of Voluntary Merger for Christopher Gobeille and Kathleen Gobeille (121-167 & 121 & 168) (11 Schwanli Street). Members were provided with a map showing the two lots to be merged.

**Motion:** Mr. Wakefield moved to acknowledge the Voluntary Merger for Christopher Gobeille and Kathleen Gobeille (121-167 & 168) seconded by Mr. Charest, carried unanimously.

Joe Cormier questioned the Board's sentiment on a hypothetical movement for an involuntary merger under RSA 674, as contained in the back cover of the Town Annual Report, to have a citizen pay \$2,000 to have the lots surveyed before they would be restored. Mr. Wakefield commented that he went to the NH Municipal annual conference earlier in the day and one session he attended was court updates. He noted there recently was a Superior Court decision regarding the un-merger of lots. The case was similar to one that recently came before the Board of Selectmen (BoS). Mr. Wakefield briefly recapped the court case stating the application had been denied as there were no defined metes or bounds for the lots. The court upheld the decision in that you can't unmerge a lot that isn't described in a deed. The applicant lost

in court. Board members were uncomfortable with offering any opinion either individually or as a Board. It was noted that it was not the purview of the Planning Board to act on requests for Restoration of Involuntarily Merged Lots.

2. Planning Board 2015 Meeting Dates - The Board was provided with a draft of the 2015 meeting dates. It was noted that three of the meeting dates in November and December were either on a holiday or the evening prior to a holiday, therefore the reasoning for them showing as cancelled. Members reviewed the dates and the Board agreed to cancel the meetings as shown.

**Motion:** Mr. S. Bartlett moved to approved the Planning Board 2015 meeting dates as presented, cancelling the November 11<sup>th</sup>, November 25<sup>th</sup>, and December 23<sup>rd</sup>, 2015 meetings, seconded by Mr. Charest, carried unanimously.

The Chair reminded members that the November 26<sup>th</sup> and December 24<sup>th</sup> meetings of the Planning Board have been cancelled as they are the eve of the Thanksgiving and Christmas holidays.

3. Members were provided with a copy of the 2014 Squam Watershed Report, with the Squam Lakes Association attached cover letter dated October 29, 2014.

## **IX. Committee Reports**

1. Broadband – Mr. Kumpf commented that the committee is pretty much through. Mr. S. Bartlett added that all of the background has been completed and they are working with the Town Administrator on putting the finishing touches on the report to be presented to the Board of Selectmen.

2. Village Vision – Mr. J. Bartlett briefly updated the Board noting that the surveys have been sent out and are starting to come back in. He asked that members encourage everyone to fill them out and return them. He noted that only one survey was sent to each household that has either a tax payer or a voter. If there are three voters in the household, all three should have a voice. You can copy the survey. The Chair and Mrs. Farnham offered to help with the input the results if needed.

3. Mrs. Farnham noted she had recently read that the NH Electric Coop had made a presentation to the BoS regarding a potential Solar Farm at the Transfer Station. Mr. Wakefield stated that it was the decision of the BoS to explore this further, noting any final decision would be made at Town Meeting.

4. Mr. S. Bartlett noted the “Convention of the Committees” hosted by the Board of Selectmen on the 30<sup>th</sup> seemed to be successful. Mr. Wakefield noted there were 40 +/- members from various boards and committees in attendance. He did note that many were disappointed that there was no representative from the School Board in attendance.

**X. Adjournment:** Mr. Wakefield made the motion to adjourn at 7:59 PM, seconded by Mr. Charest, carried unanimously.

Respectfully Submitted,  
Bonnie L. Whitney  
Administrative Assistant