

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

Regular Meeting

January 14, 2015

Minutes

Present: Members: Josh Bartlett, Rich Kumpf, Joanne Farnham, Scott Bartlett,
Kevin Quinlan, Ed Charest; Russ Wakefield (Selectmen's Representative)
Alternate: Kathi Margeson
Staff Present: Town Planner, Bruce W. Woodruff; 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 December 10, 2014 as amended, seconded by Mrs. Farnham, carried unanimously.

Motion: Mr. S. Bartlett moved to approve the Planning Board Public Hearing Minutes of December 17, 2014, as written, seconded by Mr. Charest, carried unanimously with Mrs. Farnham abstaining.

III. New Submissions

1. Bald Peak Colony Club and Bald Peak Land Co., Inc. (186-8 & 187-2)
(32 View Drive & 180 Bald Peak Drive) Boundary Line Adjustment

AND

2. Bald Peak Colony Club and Bald Peak Land Co., Inc. (186-8 & 187-2)
(32 View Drive & 180 Bald Peak Drive) Site Plan Review

The Chair stated that there were two applications for the Bald Peak Colony Club and Bald Peak Land Co., Inc. There was a request for a boundary line adjustment and a site plan revision. They have requested waivers from Sections 4.3 (A) (4) and (10) of the Subdivision regulations relating to the requirement to depict test pits, soils & slopes information, perc tests and contours for the proposed boundary line adjustment and waivers from the Site Plan regulations relating to the requirement to submit a landscape plan and the requirement to submit storm water management plan and system operation and maintenance plan for the site plan revision. The Planner noted that they also need a waiver from Section 4.3 A (5), topography of streets and that the justification cited in the letter reasonable and therefore recommended granting all the waivers.

Motion: Mr. Wakefield moved to accept both of the application of Bald Peak Colony Club and Bald Peak Land Co., Inc. (186-8 & 187-2) (32 View Drive & 180 Bald Peak Drive), grant the waivers for the purposes of acceptance only and to schedule a hearing for this evening to be hearings #1 & #2 this evening, seconded by Mrs. Farnham, carried unanimously.

IV. Boundary Line Adjustments

1. Bald Peak Colony Club and Bald Peak Land Co., Inc. (186-8 & 187-2)
(32 View Drive & 180 Bald Peak Drive) Boundary Line Adjustment

The Chair stated that this was a request for a boundary line adjustment.

Jim Rines of White Mountain Survey & Engineering, Inc. presented the application for the boundary line adjustment. Mr. Rines provided a plan that was marked with color making it easier to view for his presentation. He pointed out the existing property boundaries of the Colony Club lot and the proposed new property lines. The proposal is an equal area transfer of 0.15 acres. Mr. Rines gave a brief history of the project, stating that in 2003 these lots were configured exactly as they are seeking approval for tonight. As a result of the site plan approval that was approved just a year ago, which was a three phase project; they have done portions of those improvements. After living with those improvements for a year they have decided that they are not going to do some of those phases and have a new proposal which is why they are here for the boundary line adjustment. Mr. Rines answered any questions from the board.

There were no questions from the Board. The Chair opened the boundary line adjustment hearing for public input, it was noted there was none.

Mr. Woodruff commented that the Technical Review Committee (TRC) met and had no concerns. They felt the result of the boundary line adjustment and the site plan revision will make traffic flow better for emergency services. The Planner referred to condition #3 noted in his staff memo. He stated that this was very important as the Board cannot approve the boundary line adjustment as presented as it does not meet zoning. Currently because the bag room exists, the one proposed to be removed. The recording of the plat has to wait until the building is removed as it would create a setback violation.

There being no questions or comments from the Board or the public, the Chair closed the Public Hearing.

Motion: Mrs. Farnham moved to approve the Boundary Line Adjustment Plat for Tax Map 186, Lot 8 and Tax Map 187, Lot 2, for Bald Peak Colony Club and Bald Peak Land Co., Inc., with the requested waivers to not depict test pits, soils & slopes info, perc tests, contours and topography of streets, which conveys an equal area of land (6,629 SF +/-) between the subject parcels, resulting in no change in the total area of either property, with the following conditions: 1. Set the new boundary pins prior to the Chair signing the plat. 2. Add 32 View Drive and Walbridge Way to the title block on the plat prior to the Chair signing. 3. Raze the existing Bag Room Building prior to recording the plat. 4. The final plat be submitted to the Development Services Office in appropriate electronic format. 5. Submit executed deeds for recording including costs at the time of recording the plat. Seconded by Mr. S. Bartlett, carried unanimously.

V. Hearings

1. Bald Peak Colony Club and Bald Peak Land Co., Inc. (186-8 & 187-2)
(32 View Drive & 180 Bald Peak Drive) Site Plan Review

The Chair stated that this was a request for a site plan review.

Jim Rines of White Mountain Survey & Engineering, Inc. presented the application for the site plan review. He noted they have depicted the boundaries as just approved by the prior application. As noted in the previous hearing, they had gone through the approval process a year ago, in which the board approved their application do be completed in phases I, IA and II. Mr. Rines went through those phases that were approved, what was completed and what they were seeking for approvals this evening. The Proposal is to

remove the existing Bag Room Building and construct a new Bag Room Building and concrete walkway, and to modify the paving of the cart storage, pathways, vehicle parking and access ways. This plan revision supersedes the previous plan revision entitled, Phase IA, and the portion of Phase II that proposed moving the Pro Shop has been eliminated. Mr. Rines answered any questions from the board.

Members questions were relating to the time frame for the project, the type of pavement for the cart paths and the width of the cart paths. Mr. Rines stated that they would like to begin the project as soon as they get approval and meet any conditions and or requirements. The paths are to be asphalt and will be 12 feet in width to accommodate two way cart traffic.

The Chair then opened the site plan 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 2015 Site Plan Revision for Tax Map 186, Lot 8 and Tax Map 187, Lot 2, for Bald Peak Colony Club and Bald Peak Land Co., Inc., with the requested waivers to not submit a landscape plan and to not submit a storm water management plan or a system operation and maintenance plan, with the following conditions: 1. Add both addresses to the title block on the plan set prior to the Chair signing. 2. Add the sheet numbers, revise Ref. Note 10, and add the map/lot call-out to the plan sheets prior to the Chair signing. 3. Revise the Site Plan Intent Note to add dates to previous plan approval references. 4. The final plat to be submitted to the Development Services Office in appropriate electronic format, seconded by Mrs. Farnham, carried unanimously.

VI. Informal Discussions

VII. Unfinished Business

VIII. Other Business/Correspondence

1. The Chair stated that he had received an email regarding an enforcement issue with a property which the board had just recently approved a site plan. The email was forwarded to the Planner and the Code Enforcement Officer. The Planner briefly updated the Board indicating that they have contacted the owner and the lessee (Tech 20, TM 288-7) who have indicated that they were not going to make the 30 day deadline, but work is taking place.

2. Board members were provided with a copy of a letter and registration form for the Preti Flaherty/NHTI Course on Planning and Zoning Laws in New Hampshire. A five session course is available for all planning board members, zoning board members, municipal planners and others. The Planner added that the course is \$175 per person for all five sessions, which would be covered by the Town. He added that members should notify him if they wish to attend, and if there are a number of members attending he will reserve the van so that members may carpool. Members were asked to contact the Planner within the next couple of weeks regarding attending or not attending the five week course.

IX. Committee Reports

1. Broadband Committee – There was some confusion as to whether a final report had been presented to the Board of Selectmen. Mr. S. Bartlett stated that Bill Gasman had given a presentation to the BoS. Mr. Wakefield was under the assumption that there would be more formal input from UNH. Mr. S. Bartlett commented that the committee does need to reconvene, taking note of the charge given to them by the Selectmen, forging ahead looking through some additional technical members for a technical committee, as well as outlining the approaches to the communications company. The Planner commented that Broadband report should be added to a future Infrastructure and Town Facilities chapter in the Master

Plan, as broadband internet carrying infrastructure is exactly that and the Town has a huge stake in it. This work should not be put on a shelf, but become a working document. The Planning Board should also receive a copy of the report. Bill Gassman compiled the final version of the report. The Chair asked that this item be placed on the Planning Boards agenda.

2. Village Vision Committee – The Chair noted that the committee will decide at their next meeting on January 20th, if the executive summary will be submitted to the Planning Board and/or the Selectmen.

X. Adjournment: Mr. S. Bartlett made the motion to adjourn at 7:50 PM, seconded by Mr. Charest, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant