

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

**Regular Meeting**

**January 28, 2015**

**Minutes**

Present: Members: Josh Bartlett, Rich Kumpf, Joanne Farnham, Scott Bartlett,  
Kevin Quinlan, Ed Charest; Russ Wakefield (Selectmen's Representative)  
Excused: 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 January 14, 2015 as corrected, seconded by Mr. Quinlan, carried unanimously.

**III. New Submissions**

1. Bald Peak Land Co., Inc. (182-7)(1Bald Peak Drive)  
Site Plan Amendment

The Chair stated that this was an application for Site Plan Amendment for Bald Peak Land Company.

**Motion:** Mrs. Farnham moved to accept the application of Bald Peak Land Co., Inc. (187-2)(1 Bald Peak Drive) and to schedule it as hearing #1, seconded by Mr. Charest.

Mr. S. Bartlett questioned the acceptance of the application as being complete. It was his understanding that there is a peer review process that hasn't been completed and questioned if the board should entertain a motion at this point. Bruce Woodruff, Town Planner commented that this proposal has been before the Technical Review Committee (TRC) last spring and because of the nature of the golf practice facility on a very large piece of land the most important thing is the storm water runoff and quality of the water that eventually flows to the lake. Because of this, the TRC asked for a peer review in advance so that the question could be answered on runoff. The peer review was started and hasn't been finished for a few reasons. Mr. Woodruff feels that the application is substantially complete enough for the board to accept and hear from the applicant's agent this evening, then table the hearing and continue it to a date certain for the peer review to be completed.

The Chair called for a vote on the motion to accept the application. Motion carried unanimously.

2. Kenneth M. Viano for Andrew DeLouise (47-2) (115 Hartford Valley Road)  
Major 3 Lot Subdivision

The Chair stated that this was a request for a proposed Major Three Lot Subdivision of an existing 86 +/- acre parcel.

**Motion:** Mr. Wakefield moved to accept the application for a Major Subdivision application for Tax Map 47, Lot 2, owner Kenneth M. Viano, prepared for Andrew DeLouise, grant the waivers from Sections 7.2 E & F and from 7.2 E. 15 for the purposes of acceptance only and to schedule a hearing for this evening to be hearing #2, seconded by Mrs. Farnham.

Mr. Charest stated that he was not comfortable with granting the waivers. There are many waivers requested and there were questions raised by the TRC and the Planner. Mr. Woodruff stated that the TRC and the Town Planner strongly recommend they do not grant the waivers and therefore do not accept the application as complete. He referred to his staff memo which listed five major Subdivision Regulation Issues, the most important of which was the inability to provide for essential public safety if the proposed was approved. A brief discussion ensued and the Chairman called for a vote on the motion on the floor to grant the waivers and accept the application as complete. **Motion failed 7 to 0.**

**Motion:** Mr. Kumpf moved to deny the requested waivers of Subdivision Regulation Section 7.2 E & F and from 7.2 E. 15, specifically, on the grounds that in its current condition, and with new house lots, the road will not reliably support essential public safety services to the residents along the road and that there is no guarantee of continuing maintenance of the road, and therefore to not accept the Major Subdivision application of Map 47, Lot 2, owner Kenneth M. Viano for a three lot subdivision prepared for Andrew DeLouise as complete, seconded by Mr. S. Bartlett, motion carried unanimously.

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

#### **V. Hearings**

1. Bald Peak Land Co., Inc. (182-7)(1Bald Peak Drive)  
Site Plan Amendment

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 briefly described the location and proposal noting that it is for the replacement of an existing practice facility located on Tax Map 187, Lot 2, and the new improved facility will be on Tax Map 182, Lot 7. The new facility will consist of five tees and ten associated target areas, two separate putting greens and a pitch and putt area, a convenience bathroom, parking and golf cart parking as well. They will alter approximately 14.1 acres during construction activities. They have filed an Alteration of Terrain (AOT) with the State of NH, which is pending at this time. They have filed a wetlands bureau permit for one culvert crossing and a small wetland impact for a total impact of 576 square feet. They have prepared the septic system design and is ready to be submitted. Mr. Rines noted that they have requested two waivers, one from the need to depict perimeter boundary information as the cost associated with this would be approximately \$20,000 and they are not proposing any improvements in proximity to any exterior boundaries, and they have requested a waiver from the need for a “landscaping plan” since the proposal is essentially a site plan of green space rather than hard-scape. Mr. Rines went on to state that they had started this process with the TRC last April and they had discussed drainage. Bald Peak had given an initial deposit for the peer review. They did incorporate the changes and addressed the comments. They have submitted all the final drainage computations to KV Partners. Mr. Rines answered any questions from the board at this time.

Mr. Quinlan questioned why they used a 50 year rate and not a 100. Mr. Rines noted that the state and town only require the 50 year. Mr. Kumpf questioned what the topography and surface will be of the area cleared. Mr. Rines stated that it would be stumped and grubbed, and will be a fairway.

There was a brief discussion on what needed to be completed on the peer review. It was noted that there was approximately \$500 which has not been invoiced to date, and that the engineer has requested an additional amount of \$1000. Mr. Rines commented that Bald Peak will provide the Town with a check, commented as an editorial that he would like to think that the review could be completed for far less than the funds requested. Mr. Woodruff questioned the amount of time that would be needed for the peer review to be completed. Mr. Rines stated that the information has been sent to the Town and he did not know the work load of KV Partners. After a brief discussion, it was the decision of the board to continue the hearing to their second meeting in February.

There were no further 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 asked for a motion to table the application and continue the hearing to February 25, 2015.

**Motion:** Mr. Wakefield moved that the Board table the application of Bald Peak Land Co., Inc. (187-2) (1Bald Peak Drive) continue the public hearing until February 25, 2015, to allow time for the completion of the peer review by KV Partners. Seconded by Mrs. Farnham, carried unanimously.

## **VI. Informal Discussions**

## **VII. Unfinished Business**

1. Application For and Notice of Voluntary Merger for John H. & Linda J. Hunter (98-82, 82.1 & 82.2) (84 Eden Lane). Members were provided with a map showing the three lots to be merged. Mr. Quinlan noted for the record that he was President of the Balmoral Improvement Association.

**Motion:** Mrs. Farnham moved to acknowledge the Voluntary Merger for John H. & Linda J. Hunter (98-82, 82.1 & 82.2) and further authorizing the Chairman to sign the application, seconded by Mr. Charest, carried unanimously.

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

The Board was in receipt of a Memo from the Town Administrator dated January 12, 2015 regarding the Master Plan Implementation Committee (MPIC). Carter Terenzini was present requesting that the Board consider a revision to the charge of the body. The Chair noted that the MPIC is a subcommittee created by the BoS, as recommended by the 2008 Master Plan. Mr. Terenzini explained that the SelectBoard was approached by the Chairman of the MPIC, now a member of the SelectBoard, Paul Punturieri. He asked for some amendments to reflect the thoughts of the first couple of years that the committee has operated. Mr. Terenzini stated that all of this is based upon the assumption that an implementation committee to monitor progress and disposition of action items will continue to be part of the Master Plan. Should it be your intent to change that, then the basis of this would need to be revisited. Mr. Terenzini reviewed the proposed changes and or revisions. There were a few questions raised, such as who was on the committee and what was the purpose of the committee. A comment was made that based on the fact that there is a permanent town planner position, is the committee necessary at all. Mr. Woodruff commented that it was his opinion that the committee was not needed because the 2008 Master Plan was being replaced by a new master plan. That the current one has approximately 59% of tasks completed, with another approximately 17% having been considered and not completed or approved, possibly because of the conditions currently that could not have been envisioned when the 2008 master plan was developed. He noted, however, that this topic and its discussion should not stop the Board from reviewing and recommending the changes to the MPIC Charge.

**Motion:** Mr. S. Bartlett moved to approve the proposed changes as presented and to further in the future examine the need for the committee, seconded by Mr. Charest.

Cristina Ashjian noted as a member of the MPIC that the committee has not reviewed the document. Mr. Terenzini stated that the document has been reviewed by the Chairman, through his instruction.

The motion was amended to include that the Planning Board approved that changes pending the review and approval of the MPIC members. Motion carried unanimously.

## **IX. Committee Reports**

1. Village Vision Expanded Executive Summary & Survey Results – Bev Nelson was present to deliver the Village Vision January 28, 2015 Expanded Executive Summary & Survey Results to the Planning Board and the Select Board. A brief history of the committee was given, noting that they first met back in March of 2014 and the purpose of the Village Vision Committee (VVC) was to create a broad vision for the future of the village and recommendations for achieving that vision. The charge of the VVC requires this presentation to a joint Planning Board and Select Board meeting. Over the past 10 months or so, the committee has reviewed numerous past reports and studies, held many public meetings, interviewed dozens of experts, and had a tremendous response to a survey and was provided with excellent support of our Town Planner, Bruce Woodruff. The purpose of this presentation to the BoS is that they may ask for a consensus from the legislative body that this is the direction they want the town to proceed in while keeping in mind that nothing in the Village Vision Report or the Master Plan is mandatory. It is a vision, a guide and a collection of elements that might work well in bringing that vision to fruition. It is a work in progress and will be a valuable resource. The Chair stated that the Board was receiving the expanded summary report this evening and sending it to the BoS for their action. It was noted that the full report was approximately 85% complete and needed more review by the V V Committee prior to finalizing and release, but the summary represented the consensus of the committee. It was further noted that the Planning Board would hold future discussions as to adding the report to the Land Use Chapter of the Master Plan. The Chair thanked the Village Vision Committee for its dedication and continuing efforts. Jonathan Tolman, Chair of the Select Board, Joel Mudgett, Chris Shipp and Russ Wakefield were present to represent the Select Board this evening.

**Motion:** Mr. Mudgett moved that the Board of Selectmen acknowledge receipt of the Village Vision Executive Summary, seconded by Mr. Shipp, carried unanimously.

2. Broadband Committee Report – Bill Gassman presented the Broadband Report prepared by the Broadband Working Group to the Board. He informed the Board about the history of speed testing and mapping done by the Town and the volunteers. He explained about the UNH grant that the Town received and was only one of three towns to be selected. He spoke about the findings in the report regarding who in Town was served or unserved as revealed by the speed tests, mapping and individual correspondence received by the Town Administrator. Mr. Gassman briefly touched on the group's recommendations to the BoS, and then outlined the recommendation to the Planning Board. He suggested that the Board revise its subdivision regulations by adding the words, "and minor" to the two sections that would help make fixing the future of cable and internet access to all a priority. Specifically, he cited section 6.2 E. and section 7.1 (7) for the addition of the wording. Finally, Mr. Gassman recommended that the Board consider adding broadband or internet infrastructure into the new master plan and also consider consulting with former broadband working group members on how and where that may be added. The Chair thanked the working group for all its efforts and noted that adding this to the master plan is a very good idea that the Board will take up in the near future.

**X. Adjournment:** Mr. S. Bartlett made the motion to adjourn at 8:36 PM, seconded by Mrs. Farnham, carried unanimously.

Respectfully Submitted,  
Bonnie L. Whitney  
Administrative Assistant