

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

**Work Session**

**May 13, 2015**

**Minutes**

Present: Members: Scott Bartlett, Rich Kumpf, Joanne Farnham, Kevin Quinlan, Ed Charest;  
Russ Wakefield (Selectmen's Representative)  
Alternates: Kathi Margeson, Allen Hoch  
Staff Present: Town Planner, Bruce W. Woodruff

**I. Pledge of Allegiance**

Chairman Bartlett opened the regular meeting at 7:00 PM and led the Pledge of Allegiance. He then appointed Al Hoch to sit on the board with full voting privileges.

**II. Approval of Minutes**

**Motion:** Mrs. Farnham moved to approve the Planning Board Minutes of April 29, 2015 as corrected, seconded by Mr. Kumpf, carried unanimously.

**III. Other Business/Correspondence**

The Planner noted that there were not any new submissions presented this evening and that they would be treating this evening as a work session. He commented the documents that have been handed out over the past month or so had given members ample time to review.

The Board reviewed the planning resource documents given to them by the Planner and prepared ideas and comments of where the techniques and concepts made sense and might work for the Town. The results of brainstorming were listed on the white board and will be appended to these minutes as separate documents at the end of this document. These will be used in the development of the Master Plan and possibly in the exercise of drafting recommended policy statements.

The Chair commented that the next meeting on the 27<sup>th</sup> will be for the Public Hearings for proposed changes to the Subdivision and Site Plan Regulations. They will use the remainder of the meeting as another work session to discuss any materials they did not cover this evening.

The Planner stated that he will provide an update on pending land use and planning legislation and what the legislature has done at that time.

Mr. Quinlan provided a brief update on the Master Plan Steering Committee (MPSC), noting they met on May 4<sup>th</sup>. Andrew Madison, Source Water Specialist from Granite State Rural Water Association (GSRWA) explained that they would be working with Moultonborough Bay Inlet on local water source protection and would like the MPSC to work with them, with the understanding that his services are covered by a grant. He acknowledged that the work would be a contribution to our Master Plan. The steering committee agreed to support him and work with him on the project. The Planner passed out materials on demographics of Moultonborough with different statistics comparing Moultonborough to the

US. The members asked the Planner to research deeper to see if he could find statistics that matched other communities within NH. There was a discussion regarding discrepancies and accuracy of the population, asking what are our real demographics? The Planner presented the MPSC with a draft of the Master Plan outlines for Chapter 2, Land Use and Chapter 3, Transportation, as well as a detailed town profile. He asked that members familiarize themselves with that for their next meeting on May 19<sup>th</sup> at 5 PM. The public is invited to attend and encouraged to contribute.

The Planner noted a memo dated May 13, 2015 from Scott Kinmond, Administrative Liaison regarding Sale of Town Property. Mr. Woodruff commented that State RSA 41:14-a dictates that both the Conservation Commission and the Planning Board weigh in on potential sale of municipally owned property. The Board needs to review the lots that are up for sale and determine whether or not there might be a public purpose to retain the lots, and then make a recommendation back to the Board of Selectmen so that they make a final decision. The BoS is requesting a response back by June 17<sup>th</sup>, 2105. This will be discussed on May 27<sup>th</sup>.

**IV. Adjournment:** Mrs. Farnham made the motion to adjourn at 8:50 PM, seconded by Mr. Wakefield, carried unanimously.

Respectfully Submitted,  
Bruce W. Woodruff  
Town Planner

Permit  
access, dwelling unit change  
to zoning.

Cottage "Industry" regs,  
a need for rental units

Cottage-size (small) homes  
near Village nodes. ← zone for this??

who will buy our larger homes?

need businesses to attract younger for homes above.  
(inter-related)

incentivize Comm. Septics

a need for age group  
diversity

look at lot size (sales)  
for certain zones.

Healthy design

Safety = healthier > reviews periodically.

fix/finish M'boro neck pathway.

better, well-considered plan for alternative  
transportation infrastructure.

# Concierge - Virtual VILLAGE

Phys. Disability-accessability  
retrofits for homes where  
older folks wish to stay

grants?  
loans?  
assistance?  
outreach?

Volunteers?  
in neighborhood areas.

accessory dwelling units  
(allow seniors to stay!)

IS Diversity in age groups  
a positive? - Do we have  
that here?