

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

**Regular Meeting**

**September 9, 2015**

**Minutes**

Present: Members: Scott Bartlett, Rich Kumpf, Joanne Farnham, Kevin Quinlan, Ed Charest;  
Russ Wakefield (Selectmen's Representative)  
Alternate: Allen Hoch  
Staff Present: Administrative Assistant, Bonnie Whitney

**I. Pledge of Allegiance**

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

**II. Approval of Minutes**

**Motion:** Mrs. Farnham moved to approve the Planning Board Work Session Minutes of August 12, 2015, as corrected, seconded by Mr. Charest, carried unanimously.

**III. Citizen's Forum**

1. Robert Frasier commented on the Broadband survey he had completed last year regarding internet services. Mr. Frasier stated that they have limited service on Black Bear Road provided by Fairpoint. He was asking if there was any follow up regarding Broadband. Mr. Wakefield replied that this subject is under the purview of the Board of Selectmen and that it is on the Selectmen's agenda for tomorrow night. Mr. Wakefield briefly commented that they are currently working with Time Warner & Fairpoint on a proposal for Broadband expansion.

**IV. New Submissions**

1. Robert J. & Patricia M. Frasier (42-4)(95Black Bear Road)  
Minor Two 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. He noted the request for waiver dated August 19, 2015 from Hambrook Land Surveying. The Chair stated 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 for Robert J. & Patricia M. Frasier (280-10) acknowledge the receipt of the waiver for the purposes of acceptance only, and to schedule a hearing for this evening to be Hearing #1, seconded by Mr. Charest, carried unanimously.

**V. Boundary Line Adjustments**

## **VI. Hearings**

### **1. Robert J. & Patricia M. Frasier (42-4)(95 Black Bear Road) Minor Two Lot Subdivision**

Jim Hambrook of Hambrook Land Surveying presented the application for a Minor 2 Lot subdivision of a 21.62 acre parcel located on Black Bear Road. The proposal is to create one new lot of 11.63 acres with a residual lot of 9.99 acres. Mr. Hambrook briefly described the existing improvements on the proposed residual lot, noting that there is an existing home, outbuildings, well and septic. Mr. Hambrook noted the Custom Soil Resources Report for Carroll County was provided with the application package, which was then reflected into the Unit Density Report, noting proposed Lot 4.1 will support 7.64 acre and residual Lot 4 supporting 5.71 acres. Mr. Hambrook answered any questions from the board.

Mrs. Farnham noted the Conservation Commissions concern with future development of Lot 4.1 regarding the streambed and the requirement of a 50' setback. Mr. Hambrook replied that that was a channelized ditch and not a brook.

The Chair noted that the property is currently in Current Use and that once the lot is subdivided Lot 4 will not contain the required 10 acres. Mr. Hambrook replied that the applicant was aware of this and that he would be preparing an updated current use plan for the assessor.

The Chair asked for questions or comments from the board or the public. It was noted there were none. The Chair closed the Public Hearing.

**Motion:** Mr. Wakefield moved to approve the minor two lot subdivision for Tax Map 42, Lot 4 for Robert J. & Patricia M. Frasier, which subdivides an existing 21.62 +/- acre parcel creating one new lot of 11.63 +/- acres with a residual lot of 9.99 +/- acres, and further to Grant the waivers from Section 4.3 (A:4 & 13) re: Wetlands, and Section 4.3 (A:6 & 11) re: Topography, with the following conditions: 1. Property bounds shall be set prior to the Chair signing the plat. 2. That the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format, seconded by Mrs. Farnham, carried unanimously.

## **VII. Master Plan Discussion**

Chairman Bartlett noted that at a prior meeting they had set up a task group to work with the Planner regarding language to address Accessory Dwelling Units. Ed & Rich had volunteered to work with the Planner. This item is still pending until such time the three can meet.

## **VIII. Unfinished Business**

Chairman Bartlett noted that the ODS had been contacted by a local landscaper regarding landscaping to be done on the CruCon site located at 67 Whittier Highway. He stated that the Board had approved a site plan revision for the site which included a landscaping plan. He noted that the work may require approval from NH DOT if there is work in the State right-of-way and Eversource for work within their easement. He was just making members aware of this as they may see activity on the site along Whittier Highway.

## **IX. Other Business/Correspondence**

## **X. Committee Reports**

1. Mrs. Farnham stated that the CIPC will be holding a public hearing on the proposed Capital Improvements Program Report for Fiscal Years 2016-2021. Ms. Whitney noted the first hearing will be held on Tuesday, September 15<sup>th</sup> beginning at 7 pm and if there are substantive changes made as a result of comments received at that public hearing, a second public hearing will be held on Thursday, September 17<sup>th</sup> at 5 pm. The Final Report will then be presented to the Board of Selectmen at their meeting on Thursday, September 17<sup>th</sup> beginning at 7 pm.

2. Chairman Bartlett commented that the Conservation Commission received approval from the Board of Selectmen to accept a donation of \$15,000 from the Lee's Pond Association towards the potential purchase of the Lee's Pond Preserve. At this time they do not have a purchase and sales agreement.

3. Mr. Charest gave a brief update regarding the Heritage Commission and the Panel Discussion regarding Historic Village Buildings that was held on Monday, August 24<sup>th</sup>.

**XI. Adjournment:** Mrs. Farnham made the motion to adjourn at 7:23 PM, seconded by Mr. Hoch, carried unanimously.

Respectfully Submitted,  
Bonnie L. Whitney  
Administrative Assistant