

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

Regular Meeting

October 14, 2015

Minutes

Present: Members: Scott Bartlett, Rich Kumpf, Joanne Farnham, Kevin Quinlan;
Russ Wakefield (Selectmen's Representative)
Alternate: Allen Hoch
Excused: Ed Charest
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 Minutes of September 23, 2015, as corrected, seconded by Mr. Wakefield, carried unanimously.

III. Citizen's Forum

1. Brian Sanford was present from the Conservation Commission, noting he was there to listen to the presentation for the States Landing Beach Area project.
2. Mr. Hoch noted that on Tuesday, October 27th the Moultonboro Toastmasters Club will be holding an Open House at the Moultonborough Public Library beginning at 6 p.m.
3. Mrs. Farnham noted that on Wednesday, October 21st the Winnepesaukee Wellness Center will be holding an Open House from 1 – 3:30 p.m. Refreshments will be served.

IV. New Submissions

V. Boundary Line Adjustments

VI. Hearings

VII. Master Plan Discussion

Chairman Bartlett noted that the Town Planner is now working from home part time. He referred to the Planner's Memo to the Board indicating that "The preparation of the written text of the two chapters has made some progress since I was released from the hospital and rehab, and I hope to have a few sections for your cursory review by the time I return to work at the end of the month."

VIII. Unfinished Business

1. Mr. Wakefield briefly updated the Board regarding cutting the brush and saplings on the property along the edge of Route 25, across from the El Mariachi restaurant. He was able to contact the property owner

(Hirschfield) at the head of the airport regarding the cutting. He has spoken with Joanne Coppinger and noted that the cutting would not require DES approval. This would not be the Town doing the cutting, but a volunteer project to keep the scenic view open.

2. Mr. Wakefield noted that the Board of Selectmen had received a letter of notification from the Center Harbor ZBA under the authority of Chapter 36 Regional Planning Commissions. Moultonborough may be affected by an application submitted by the Center Harbor Inn who is seeking approval to hold outside events for weddings. The Board had noted their concerns regarding noise that may travel across the water which may affect some homeowners on the bay in Moultonborough. The letter and materials have been forwarded onto the Planner for his review and response.

IX. Other Business/Correspondence

1. KV Partners Memo re: States Landing Beach Area Improvements

Once again the Chair noted the Planner's Memo of October 13th in which he stated "The Department Heads and I will be ready to give you an in-depth presentation on the States Landing Park Project Concept, including a "where we are" and "next steps" at your October 28th meeting. Tabling this item until then would give us a chance to attend the meeting and talk about the history, the CIPC recommendation and other aspects of the plan with the Board." Mr. Wakefield gave a brief update on the project stating that for the past few years the Town has held an annual Neighborhood Clean Up and BBQ at States Landing Beach. This has been an excellent time for neighbors and residents to listen and discuss funding and future planning for the States Landing Town Beach Facility. Conservation Commission Member Brian Sanford noted the ConCom's concern with drainage and runoff into the lake, asking if they could better manage the runoff. They have also asked if the ramp is sustainable or will there be a need for it to be continually dredged out. Another concern is that this is an area that phosphorus accumulates. The Chair stated that these were questions that may be addressed with the presentation by the Department Heads on the 28th. It was the consensus of the board to table this matter to October 28th.

2. Ambrose request for release of bond for Stonewall Acres Subdivision (24-4)

This is a request for release of the bond (MVS Letter of Credit No. 259) for the surety held for the project known as Stonewall Acres (Tax Map 24, Lot 4). At the January 8th, 2014 meeting of the Planning Board, the board approved a reduction of the initial amount by 90%, holding 10% (\$24,443.25) until the completed infrastructure has been in place and operated successfully for at least one (1) year. Attached is a memo from Scott Kinmond dated September 28th, 2015 as well as an email from Fire Chief Bengtson dated September 17th, 2015. Both the Road Agent and Fire Chief have completed their final inspections indicating they are all set and that they confirmed that everything has been completed as requested. Staff recommends approval for the release of the remaining Maintenance Surety in the amount of \$24,443.25.

Motion: Mr. Quinlan moved that the board approve the request for release of the remaining Maintenance Surety in the amount of \$24,443.25 for Ambrose Brothers, Inc. for the Stonewall Acres subdivision, former know as Tax Map 24, Lot 4, located on Fieldstone Way, seconded by Mrs. Farnham, carried unanimously.

3. The Chair noted that the NHMA Municipal Law Lecture Series were currently underway. Noting that all of the sessions did or do fall on a Wednesday night which interferes with the Boards regularly scheduled meeting night.

4. The Chair noted that the Selectboard will be holding a Convention of Committees on Thursday, October 22nd at the Moultonborough Academy cafeteria. Refreshments will be served at 5:30 and the meeting to begin at 6 p.m. Members from all committees have been invited and encouraged to attend.

This is an opportunity for all to participate building relationships with the Selectmen, Town Administrator and the Town's committees. Noted: Please RSVP to the BoS for the convention.

5. The Chair noted that the Office of Development Services has received two applications which will be on their October 28th agenda. They are for a property located on Whittier Highway. The Technical Review Committee (TRC) met on Tuesday with representatives for Dollar General. The Chair asked that members pencil in the dates of October 29th or 30th for a tentative site visit for the project. The need or scheduling of a site visit would be a decision made by the Board during the public hearing to be held on the 28th of October.

X. Committee Reports

1. The Chair noted that he has been appointed as an alternate member to the LRPC Transportation Technical Advisory Committee (TAC). He will be attending the TAC meetings in the Town Planner's absence.

XI. Adjournment: Mr. Quinlan made the motion to adjourn at 7:40 PM, seconded by Mr. Hoch, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant