

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

Regular Meeting

February 24, 2016

Minutes

Present: Members: Scott Bartlett, Rich Kumpf, Joanne Farnham, Kevin Quinlan;
Russ Wakefield (Selectmen's Representative)
Alternate: Allen Hoch, Rich Thorman
Excused: Member: Ed Charest
Staff Present: Town Planner, Bruce W. Woodruff; Administrative Assistant, Bonnie Whitney

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 and Rich Thorman to sit on the board with full voting privileges.

II. Review/Approval of Minutes

Motion: Mrs. Farnham moved to approve the Planning Board Minutes of February 10, 2016 as amended, seconded by Mr. Hoch, carried unanimously.

III. Citizen's Forum - None

IV. New Submissions - There were no submissions.

V. Boundary Line Adjustments -There were no submissions.

VI. Hearings

1. Public Hearing and possible vote to approve revisions to Site Plan Regulations

Mr. Bartlett stated that this was the Public Hearing and possible vote to approve amendments of the Site Plan Regulations. The proposed revisions to the Site Plan Regulations, Section 11. Design Standards and Required Improvements Checklist, D. Building Design and Layout. The proposed amendments were discussed at their meeting on January 27th and were moved forward to tonight's public hearing. There was no input from board members at this time.

The Chairman opened the hearing for public comment at this time, noting that there was only one member from the public present this evening.

Josh Bartlett commented on the proposed changes and noted his concern with them is that this is going to become an imperative and that it seems that flexibility has been written into this. He feels that it will be very difficult to determine whether or not it is being applied equally to everybody. He would like to see the guidelines much more specific and urged the board to look at the proposed language very carefully.

Board members discussed the proposed changes with Mr. Wakefield agreeing with Mr. Bartlett. He believes that design standards belong in the zoning ordinance and not in the site plan regulations. The

Planner respectfully disagreed with that thought, noting then a property owner or developer would need to seek relief by applying for a variance with the Zoning Board.

Members had a few other questions regarding the language. The Planner commented that the existing language was shown in black text, the new language was shown in red text and the language to be removed had a strikeout through it, and that the board had reviewed this language during their work sessions and that he had made the changes requested by the board.

Chairman Bartlett asked if there were any further comments at this time, noting there were none closed the hearing to public input. There was no further discussion from the board on the proposed amendments for the Site Plan Regulations.

Motion: Mr. Quinlan moved to approve the Site Plan Regulations as written and posted for the public hearing this evening, seconded by Mrs. Farnham, motion passed 6 to 1, with Mr. Wakefield opposing.

VII. Planner Comments

VIII. Other Business/Correspondence

1. AxisGis Training – The Planner conducted an overview tour of the AxisGis Internet-based mapping for the Town’s website. He noted the purpose of the overview was to demonstrate the steps in which members can use to aid in their review of plans submitted with applications before the board for public hearings for the development of a site or subdivision. He went through the various screens showing how you can search for parcels. Once you have found the parcel you’re looking for he explained the various layers and the legend of symbols associated with those layers. He explained the tools you may click on that are in the Toolbar. It was noted that the more one uses the AxisGis the easier it becomes to move around in the different layers and documents attached to the map, lot parcels.

2. Village Plan Alternative Subdivision draft ordinance discussion - The Chair stated that the Planner and Mr. Hoch had put together a brief presentation of some examples of VPA Subdivisions after their last meeting in which they discussed the Draft Village Plan Alternative Subdivision Overlay District ordinance. They provided a handout which showed pictures of three different types of development, along with examples of where this may fit into Moultonborough.

Upon the completion of the presentation the Planner then moved on to the draft ordinance language. He noted that he had made all of the changes as requested at the last meeting and asked that the members review the revised pages up to Section VII. Due to the late hour, the board did not work on any additional pages of the handout of the draft proposed ordinance language. The Planner asked that members review the remaining pages to be worked on at their next meeting on March 9th.

3. ADU draft ordinance discussion - Not discussed due to the late hour. This will be continued at the March 9th meeting.

The Planner noted Plan NH’s Accessory Dwelling Unit Workshop to be held on Thursday, March 17, 2016 from 8:00-10:30am. Members were encouraged to attend this presentation. Registration closes on March 15th. The town van will be reserved so that members may car pool.

IX. Adjournment: Mrs. Farnham made the motion to adjourn at 9:18 PM, seconded by Mr. Quinlan, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant