

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

Workshop Meeting

March 9, 2016

Minutes

Present: Members: Scott Bartlett, Chair, Rich Kumpf, Vice-Chair,
Russ Wakefield (Selectmen's Representative)
Kevin Quinlan (arrived at 6:46) Joanne Farnham (arrived at 6:35)
Alternates: Allen Hoch, Rich Thorman
Staff Present: Town Planner, Bruce W. Woodruff; Administrative Assistant, Bonnie Whitney

I. Pledge of Allegiance

Chairman Bartlett opened the workshop at 6:00 PM and led the Pledge of Allegiance. He then appointed Al Hoch and Rich Thorman to sit on the board with full voting privileges. It was noted that Al Hoch and Norman Larson were elected as members of the board yesterday and that neither of them had been sworn in as full members. Norman Larson arrived at 6:30 pm.

II. Approval of Minutes

Motion: Mr. Hoch moved to approve the Planning Board Minutes of February 16, 2016, as written, seconded by Mr. Kumpf, carried unanimously.

Motion: Mr. Wakefield moved to approve the Planning Board Minutes of February 24, 2016, as corrected, seconded by Mr. Hoch, carried unanimously.

III. Other Business/Correspondence

Discussion on the following possible amendments to the Zoning Ordinance:

A. The **Draft Village Plan Alternative Subdivision Overlay District** ordinance was discussed by the Board. The Planner stated the Board had already discussed VPA's at three meetings, briefly recapping what they had learned to date and how it could work in Moultonborough. The Board had completed their review of sections I through VI. There were questions and comments that were discussed and those changes have been made to the draft. The Board picked up their review with section VII. Discussion ensued regarding an incentivize approach rather than a prescriptive approach.

1. There was discussion about the width of pedestrian alley's in section A.2.b, and if the width should be narrower, or could this be waived. After much discussion the Planner stated that they could add a waiver ability aspect ahead of this section, eliminating the need for a variance from the zoning board. The planning board could waive certain areas for just cause. Language similar to the wording in the Site Plan Regulations stating design elements may be waived in whole or in part by the Board for written, justified cause.... will be added prior to section VII. A.
2. There was a question as to the definition of "greenbelt". The Planner explained what a greenbelt was and its importance.

3. There was discussion about Walls and Planes in section VI.E. and if there was a need to limit it to retail and commercial buildings. It was the decision to strike retail and commercial.
4. In that same section it was the decision to strike the last sentence regarding flat roofs, as section E.6 addresses roofs. It was noted the need to correct the numbering in Section E.
5. There was a question raised in section F, asking if the language should be tightened up, making reference to “are not” being amended to “shall not” to be consistent with the recent changes made to the site plan regulations. The Planner will change this.
6. The Chair referred back to section IV. A. asking if the term “dwellings” should in fact be changed to “units”? After a brief discussion members were in agreement with making the change to “units”. The Planner will make this correction.
7. There was a recommendation to add the language “small scale retail areas” to the title of section VI. H. Parking. The Planner will make this change.
8. There was a lengthy discussion about mailboxes. Discussed were examples of areas that have cluster box units. There were varying opinions of the cluster box units. Other types noted were individual wall mounted mail boxes, mail slots in doors or roadside mailboxes. It was the decision of the Board that they did not want mailboxes on the street. The Planner will add draft language for review at the next meeting.

B. The Accessory Dwelling Units draft was discussed by the Board. The state statute status and language was reviewed. It was noted the SB 146 has been passed by both the house and senate and is awaiting signature of the Governor. Members discussed language contained in the statute regarding limitation on the size. It was not clear as to what this meant and the Planner recommended the Board get a legal opinion. The Board agreed and asked that the Planner to obtain a legal opinion. The Planner indicated that he would inform the Board of his findings.

1. Norman Larson commented from the audience, that he was still not in favor of accessory dwelling units.
2. It was noted that Plan NH is holding an Accessory Dwelling Unit Workshop on March 17th in Concord and it may be very informational and members are encouraged to attend. The Town Van has been reserved for this workshop.

Next Steps

- Review **VPA Final Draft** at the March 23rd meeting.
- Provide further input on the **ADU Draft** at the March 23rd meeting.
- Commence review of the **Mixed Use Overlay District** Proposal on March 23rd.
- Identify the proposed **VPA** and **Mixed Use Overlay Districts** on the Zoning Map.

IV. Adjournment: Mr. Wakefield made the motion to adjourn at 8:08 PM, Seconded by Mr. Hoch, carried unanimously.

Respectfully Submitted,
 Bonnie L. Whitney
 Administrative Assistant