

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

Regular Meeting

April 13, 2016

Minutes

Present: Members: Scott Bartlett, Kevin Quinlan, Allen Hoch, Norman Larson,
Russ Wakefield (Selectmen's Representative)
Excused: Members: Rich Kumpf, Joanne Farnham
Alternate: Rich Thorman
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 and then the members introduced themselves to the public.

II. Approval of Minutes

Motion: Mr. Hoch moved to approve the Planning Board Minutes of March 23, 2016, as written, seconded by Mr. Quinlan, carried unanimously.

Motion: Mr. Wakefield moved to approve the Planning Board Work Session Minutes of March 30, 2016, as written, seconded by Mr. Hoch, carried unanimously.

III. Citizen's Forum

IV. New Submissions

1. Charles G. II & Sally Manly and Michele Near (221 - 25 & 15)
(37 Long Point Road and Forty Acre Field Road) – Boundary Line Adjustment

The Chair stated that this was a request for a boundary line adjustment and 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 of Charles G. II & Sally Manly and Michele Near (221 - 25 & 15) and to schedule a hearing for this evening to be Boundary Line Adjustment #1, seconded by Mr. Larson, carried unanimously.

V. Boundary Line Adjustments

1. Charles G. II & Sally Manly and Michele Near (221 - 25 & 15)
(37 Long Point Road and Forty Acre Field Road) – Boundary Line Adjustment

Dan Ellis of Ames Associates presented the application for the boundary line adjustment. Mr. Ellis stated that this was a fairly simple boundary line adjustment which will straighten out a property line and get the boundary line further away from the house on Lot 25. The application is for the transfer of 4,710 square feet of land from Tax Map 221, Lot 15 to Tax Map 221, Lot 25 resulting in Lot 15 becoming 2.08 acres and Lot 25 becoming 0.75 acres. Both properties are existing lots of record and no new lots are being created. Mr. Ellis answered any questions from the board.

Mr. Larson questioned if there were any wetlands on the lots and if a wetlands survey had been completed. Mr. Ellis stated no, there was not a wetland survey done, and that there were no known wetlands.

There were no further questions from the Board. The Chair opened the hearing for public input, it was noted there was none. There being no questions or comments from the Board or the public, the Chair closed the Public Hearing.

Motion: Mr. Wakefield moved to approve the Boundary Line Adjustment Plat for Tax Map 221, Lot 15 and Tax Map 221 Lot 25, for Charles G. II & Sally Manly and Michele Near which transfers 4,710 sq. ft. from Tax Map 221, Lot 15 to adjacent parcel Tax Map 221 Lot 25 resulting in Lot 15 area becoming 2.08 acres and Lot 25 area becoming 0.75 acres with the following conditions: 1) Revise the plan to correct the property address in title block on the plat prior to the Chair signing; 2) Owners' signatures need to be added to the plat prior to the Chair signing; 3) The final plat be submitted to the Development Services Office in appropriate electronic format; 4) Submit executed deeds for recording with all recording costs at the time of recording the plat, seconded by Mr. Quinlan, carried unanimously.

VI. Hearings

VII. Planner Comments

VIII. Other Business/Correspondence

1. Review of the following draft amendment to the Zoning Ordinance: Mixed Use Ordinance

The Chair noted that board members had been provided with a handout of the draft proposed Mixed Use Ordinance. The draft was briefly discussed with a comment questioning if the proposal was conflicting with the Draft Village Plan Alternative Subdivision Overlay District ordinance (VPA). There was discussion about what the VPA addressed verses what the Mixed Used Overlay addressed. The Chair felt that the draft needed to be cleaned up for consistency. He then asked members if they wished to continue on with refining the draft, pursue a mixed use ordinance, or put it on hold until a new planner was on board. It was the consensus of the members that there is some value to the proposal, and that it needs to be formed in a way that it will best benefit certain nodes, noting it is of value but needs a lot of refinement. This will be continued at the April 27th meeting.

2. The Chair stated that he would be delivering a presentation to the Board of Selectmen tomorrow evening (4/14/16), which is an overview of the efforts to date and the direction that the master plan is taking, a look at the ADU, as well as the VPA and touch briefly on the mixed use and the infill ordinance.

3. The Con Com will be meeting tomorrow evening (4/14/16) at 7 PM to gain public input on the proposed acquisition of a 37-acre parcel of land for conservation purposes on Whittier Highway in Moultonborough, NH. The parcel fronts on Lees Pond and the Red Hill River.

IX. Adjournment: Mr. Quinlan made the motion to adjourn at 7:59 PM, Seconded by Mr. Wakefield, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant