**Unanimously Amended and Approved ~ August 15, 2016**

*Board Members & Staff Present:* Ann Green, Chair; Andy Schwaegler, Vice-Chair, Harry Osmer, Member; Paul Carreiro, Member; Chase Kling, Member; Jim McGoff, Member; David Smith, Selectboard Representative Member; and Victoria Davis, Planning Assistant

*Board Members Absent:* Sam Hanford, Alternate; Mark Burger, Alternate

*Public*: Cicely Richardson, Peter Thomson

**Item 1: Review of Meeting Minutes:** Ann Green called the meeting to order at 7:00 pm. The minutes of the April 18, 2016 meeting were reviewed. Paul Carreiro stated he had made two points that were not included in the minutes under “Other Business:” 1. The Master Plan Subcommittee should be fully staffed before it starts working on the master plan and community survey development; and 2. The Subcommittee should post their meetings to the public and take minutes. Chase Kling asked that the word “felt” be replaced with “stated” in regard to the statement that members must recuse themselves if they are abutters to the subject property. Ann Green pointed out that a lot number is shown incorrectly and should be 8-89-3F. Andy Schwaegler made a motion to accept the minutes as amended. The motion was seconded by Jim McGoff, and unanimous approval followed.

**Item 2: Review of Exemption for Accessory Dwelling Application for 58 Bear Tree Road (Tax Map 7-32-27), Cicely and John Richardson:** Ann Green opened the discussion by handing out a copy of the application. Cicely Richardson explained that they currently have a guest room in the barn. It already has connections for septic and water. They would like to add a kitchen. After a brief discussion, Harry Osmer made a motion to approve the application. Andy Schwaegler seconded the motion, and unanimous approval followed.

**Item 3: Voluntary Merger Applications for Peter Thomson:** Ann Green passed out the first application to merge lots 7-30-23B and 23. (Corrections were made to the lot numbers on the agenda.) The discussion also included a second application to merge 7-32-17 and 7-32-18 at the applicant’s request. Paul Carreiro at first recused himself as he is an abutter in one of the applications, but then rejoined the Board when it was realized (per corrections noted below), the lots listed on the application were incorrect and those in question do not border his property.

During the discussion it was discovered that the applications did not reflect Peter Thomson’s wish to either merge lot 7-32-17 and 7-32-18 (his first choice) or merge 7-32-18 and 7-30-23 with Route 25A separating them. Lot 7-30-23B was not a lot he wished to merge though it was noted on his application. The applicant’s objective is to increase the land he has in current use. The Board explained that they could not merge two lots separated by a highway so that left the possibility of merging lots 7-32-17 and 18 which do not appear to have a common corner on the tax map.

At this point, Peter Thomson stated that lot 7-32-18 is not shown correctly on the tax map as he had annexed about an acre to the northern boundary from his brother Rob Thomson. The Board then looked for any approvals for this annexation and could not find one.

In the final assessment, the Board counseled Peter Thomson that he needs to find out what happened with this extra “acre,” and that he may have to apply for a lot line adjustment from the Board. It was also suggested that the applicant continue discussions with the Town Tax Assessor about how to increase the current use acreage as it might not require any mergers if the lots share a common corner. Peter Thomson withdrew his application for merger of lots 7-30-23B and 7-30-23. Harry Osmer made a motion to continue the hearing for the merger of lots 7-32-17 and 7-32-18 to the next meeting in June. Chase Kling seconded the motion, and unanimous agreement followed.

**Item 4: Other Business:** Ann Green re-distributed a “Housing and Community Development Plan” (passed out and tabled the previous April meeting due to lack of information) with a list of goals related to housing for the Town of Orford. She stated adoption of these goals was requested by the applicant for the Orford Academy Project. They are pursuing a $500,000 Community Development Block Grant and are hoping the Planning Board will adopt these goals as they are not stated in the 2001 Town Master Plan.

A general discussion of the project followed. Jim McGoff stated the building has been vacant for many years. There is asbestos and a mold problem in the building which will have to be mitigated. Jim was concerned that the Town might be taking on debt for this project. Ann Green stated the Town would not be contributing financially, and the upgrade and use of the building would bring additional tax revenue to the Town. David Smith stated the project managers are only asking for support of the grant application. Anne Duncan Cooley had been invited to the meeting to discuss the project as she has been very involved, but she was unable to attend. Ann Green said the adoption of the goals is not an amendment to the master plan; it is separate. However, there was discussion that it could be an amendment.

Ann: PB needs to act and vote to sign Plan tonight due to pending deadline to support CDBG.

* Paul: If so important and critical then why not on the Agenda? PB members could not be prepared. In the future anything related to Senior Center must be on the Agenda so that the public also knew what was happening.

Ann: “Plan was written by AHEAD employee, but the language is in the Master Plan.”

**A few of Paul’s points follow below:**

The signature line says “Adopt” and the title of the document is “Plan”. This is more than signing a letter of support for a CDBG, it is establishing policy, i.e.

* Line 1 – The Town of Orford commits to the following…
* Line 14 – As a matter of policy…
* Signature block – Adopted by the Orford Planning Board…

Plan is being presented to the PB and Town as a solution to housing our Seniors. Yet no where does this Plan clarify “Orford’s Seniors” having precedent for housing, nor even mentioning “elderly” as having precedent, i.e.

* Line 4 - …affordable housing for persons of all age and income…
	+ Ann, “We can’t do that.”

Plan could be read as supporting “Eminent Domain”, and impacting a landlord’s right to remove tenants, i.e.

* Line 5 – …encourage economic development activities…
* Line 12 - …protect the health and safety…
* Line 14 – …involuntary displacement of households…

Plan does not strategically speak to beginning to increase taxes for expenses in Town services, i.e.

* Fund a new fire truck to evacuate a multistory building when elevator cannot be used in an emergency.
	+ Ann, “That is the developers’ responsibility.”

Plan states a very broad piece of Federal legislation the PB is adopting.

* Line 19 - …accordance with Section 8 standards…

Has anyone considered the expense to the Town to support the grant? I read other towns have had to fund this themselves.

* Ann, “It is covered in the grant.”
* Dave Smith, “The Selectboard was told $20,000 could be used from grant.”

If Centerra Place is building a 28-unit luxury condo for six million, why are we building affordable housing with fewer units but still spending the same amount of money?

* Harry (paraphrasing), it costs more to build when there is no infrastructure around and it has to be created, i.e. sewage and water
* Chase and Jim (paraphrasing), and all the asbestos has to be removed.

Chase Kling made a motion to “call the question.” Ann Green and Harry Osmer recused themselves from any vote as they are abutters. Jim McGoff seconded the motion, and unanimous agreement followed. Ann Green stated the Board might defer the vote since the Board does not have enough information. Harry Osmer added that Ann Green was not getting the support needed from the project managers to explain the project.

A vote was taken to see if the Planning Board should adopt the “Housing and Community Development Plan” goals. Andy Schwaegler voted “yes,” and all others voted “no.”

* **The adoption of the Housing and Community Development Plan was defeated 4 to 1.**

**Item 4: Other business continued.**

Paul: Any activities regarding work on the Master Plan by the sub-committee?

Ann: “No”

**Item 5: Site Visit to Stacy Thomson Gravel Pit (8-93-24E):** Ann Green reported that at 6:00 pm, Board members Harry Osmer, Jim McGoff, Chase Kling, and she visited the Stacy Thomson gravel pit for an annual assessment. Stacey has submitted his 2016 “Intent to Excavate” appropriately. The members noted the site looked fine. There were no issues with stump dump or water runoff as in previous visits. They did not see any evidence of blasting as reported as a complaint by a citizen.

The meeting adjourned at 8:45 PM.

Submitted by,

Victoria Davis, Planner

Upper Valley Lake Sunapee Regional Planning Commission

**Tentative Meeting Agenda for June 20, 2016**

* Peter Thomson Voluntary Merger for Lots 7-32-17 & 18