

ORFORD PLANNING BOARD

2529 Governor Meldrim Thomson Scenic Highway

Orford, NH 03777

Board Minutes - DRAFT

July 31, 2018 - Tuesday - 6:30 pm - Orford Town Office

Attendance: Paul Carreiro, *Chair*; Jim McGoff, *Selectboard Ex-Officio*; Deb McGoff, Tom Thomson, Harry Osmer, Terry Martin, *Members*

6:35 pm Non-Regular Meeting / Work Session called to order by Paul

Deliberation on Master Plan (MP) Draft.02 elements

- Members opened MP Draft.02 provided by Liz last week. Paul indicated they should also have Orford Sub-division Regulations, Curb Cut, Excavation, Wireless, and Floodplain Ordinances available to reference during the conversation.
- Terry mentioned the product must be proofed for grammar and spelling to ensure a professional appearance of the document. Paul concurred and stated at this point focus on structure and content was critical, however as the document came closer to completion style edits would be necessary.
- Terry also mentioned that the Plan should incorporate more recent data into the document related to demographics, population, and land cover.
- Terry mentioned that the selection of quotes to support each vision element or land use guiding principle may be interpreted by the public as something the Planning Board agrees with as fact. He warned the board that the selection of appropriate quotes may be something that needs to be looked at more carefully. Quotes that were deliberated in greater depth were under the “Rate of Development” land use guiding principle section.
- There was discussion about the survey report and the validity of the top selected answers. The survey report was originally utilizing a weighted scale to display results. Group will re-appraise the selected survey respondents’ comments, examine Orford’s Accessory Dwelling regulation compliance with recent RSA changes, and misspelling/format issues pointed out in OPB regulations will need correction.
- There was some discussion by board members on the likelihood of development increasing in a rapid way. Jim said that from his perspective as a resident for over fifty years, he doesn’t think Orford will ever grow into a town like Plymouth. Terry respectfully disagreed and responded that Orford does have potential for development and growth and that the town is still very vulnerable to the impacts of this.
- The dialog for the evening resulted in Members’ desire for Liz to follow-up with these topics:
 - Contact Town Assessor (Steve) to obtain current data collated from Inventory Cards, i.e. population to include the last 20 years, economic activity, etc.
 - Seek information from local Farm Service Agency, i.e. wetlands acreage, etc.
 - Add Historical and Cultural Resources such as Orford/Fairlee CT River Bridge, Gov. Thomson Scenic Highway designation, downtown sidewalk, historical society building, Mason Pond, Old Academy Building, Cross Rivendell Trails, etc.
 - Utilize a citation system, including dates data was compiled, make sure information is valid, i.e. the school system’s organization, etc.
 - Review calculations for Survey question #4 concerning businesses. ○ Save MP draft document in Word/ODT format when sending to OPB, so members can make electronic edits when reviewing. ○ Send Terry electronic version of survey utilized in the mailing.

Paul Carreiro, *Chair*; _____, *Vice-Chair*; Jim McGoff, *Selectboard Ex-Officio*;
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- Members agreed to have Paul forward the below elements' structure and content changes/additions to Liz for her to immediately continue developing the next Draft. Each of these Vision and Land Use elements' subject, response, and guiding principle were presented and at varying degrees discussed during the evening.

VISION ELEMENT

Issues of Development (survey subject)

- Property tax education 74% (response)
 - Add 4.03 Additional Notice Requirements for Developments of Regional Impact (guiding principles)
- Rural character 71%
 - Curb Cut Regulations, Section 8 manual
 - Excavation Regulations, Section 9 manual
 - Add Wireless Service Facilities Ordinance, Section 11 manual
- Property tax town 70%
 - Floodplain Ordinance, Section 10 manual
 - Add 10.0 Flood Hazard Areas
 - Add 11.0 Standards for Utilities and Services
- Natural Resource Protection 68%
 - 7.05 Preservation of Existing Features
 - 9.0 Preservation of Open Space Land
 - Add 13.10 Damage to Adjacent Public and Private Property, Drainage Facilities, Waterways, Streams, and Brooks

LAND USE ELEMENT

Rate of Development (survey subject)

- Not an issue 38% (response)
- Too slow 20%
- No development 29%
 - add 2.02 Approval Required by OPB (guiding principles)
 - add 2.04 Prohibition of Construction Prior to Approval
 - add Appendix of Public Road System

Impacts of Development

- Attract what contributes to tax base 90%
- Tax increase to town services 55%
- No tax payer subsidized housing 38%
 - add 7.04 Prohibition of Premature or Scattered Subdivision
 - add 5.10 Additional Information May Be Required
 - add 3.04 Voluntary Merger of Lots
 - add 3.05 Exemption for Accessory Dwelling Unit

Types of Development

- Retail 53%
- Commercial 53%
- Residential 50%
 - add 7.06 Off-site Improvements
 - add 12.06 Connection with Existing Subdivisions

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- add 12.07 Harmony with Topography and Natural Features
- add 12.15 Street Lights

Business in town

- Restaurant 89%
- Agriculture/AgriTourism 86%
- Professional 85%
 - add 4.04 Application, Fees, Admin Expenses and Other Costs Incurred by the Town and the Board
 - add 5.05 Soils Map and Report
 - add 5.13 Waiver Requests
 - add 6.05 Failure of the Board to Approve or Disapprove the Application Within a Specified Time Limit

8:10 pm Other Business

- No public

8:13 pm Meeting adjourned

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