

**ORFORD PLANNING BOARD**  
**2529 Governor Meldrim Thomson Scenic Highway**  
**Orford, NH 03777**  
**Master Plan 2018 Public Hearing Minutes**  
**October 9, 2018**

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Attendance: Paul Carreiro, *Chair*; Jim McGoff, *Selectboard Ex-Officio*; Deb McGoff, Tom Thomson, Harry Osmer, Terry Martin (choosing to sit in the audience, not with the Board members), Ruth Hook, *Members*

Public: Kelley Monahan, Bruce Schwaegler, Carl Schmidt, Ann Green, Trooper Bruno and Deputy Dupius

7:00 pm Paul called Public Hearing to order per posted notice and read the following:

- Pursuant to RSA 674:4 and 675:6, the Orford Planning Board will hold a Public Hearing at the Rivendell Interstate School District Multi-Purpose Room on Tuesday, October 9, 2018. Beginning at 7:00 p.m. - 8:15 p.m. The agenda item will be the adoption of a revised (new) Orford Master Plan 2018.
- Full OMP 2018 draft copies and notices were posted for review 29Sept at Town Hall, and US Post Office. In addition, at the Town and Social Libraries, and town website. Copies were also available to take away but without the maps and surveys. The VN announcement was on 28Sept.
- Also, copies of Master Plan 2018 are available here this evening for those who desire them.
  - Note: Paul misspoke the dates for postings above (29&28Sept). This was not realized until after the hearing was concluded. The NH Secretary of State's office was consulted and confirmed that as long as the actual notice posting dates conformed to RSA, there is no problem and the minutes can reflect this correction for record. In the same order as presented, the actual dates for notice postings were 28Sept and 27Sept2018.

Paul outlined the structure for the evening. Board members introduced themselves. Carl recommended the Board consider postponing the hearing due to the low public turnout. Paul appreciated the comment but said the hearing would proceed as legally noticed and that information efforts had exceeded the legal requirements. Terry stated he had not received advance copies of the Master Plan to review. Paul shared the hearing and documents had all been noticed legally and available to him and that Terry was at the Board meeting when the Public Hearing date was voted on.

Paul continued the presentation of Master Plan 2018 with its evolution and walked through the Vision and Land Use Elements required by RSA. Utilizing the Planning Assistant, the survey was formed, this input framed the Vision Statements. Our townspeople's interests were similarly noted in Orford surveys from 1999 and 1997; planning documents for Lyme, UVLSRPC, Allenstown, and at the state level. The Guiding Principles are in line with the Mission Statement of the Board, describing the What, Why, and How of influencing development. Due to this, the Board wanted to raise the Regulations and Ordinances visibility to the town, as it is important for people to better appreciate the correlation of these in addressing the concerns their survey answers raised. To emphasize how the Regulations and Ordinances are "living documents", excerpts from them were provided alongside the survey responses and citizen's quotes. In addition, Paul spoke to several historical Planning Board Town Annual Reports that reflected an active review cycle of the Regulations and Ordinances.

The first part of the Land Use Element reflects data on Existing Conditions in Orford. The population graph indicated that from 2010-2016 the population was estimated to have grown by 30 people. The second, Proposed Future Land Use, again drew on survey responses and citizen's quotes on four aspects of development. Regulations and Ordinance examples were listed with these and Paul shared more Planning Board Town Annual Reports reflecting development and progressive assessment of Orford's Regulations and Ordinances.

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7:20 pm            Floor opened to public comments

Terry asked for an explanation as to why the Board went with the two sections the law requires and not a larger plan. Paul conveyed this Board was handed the previous Master Plan that no one had worked on since 2001. They looked at what the law required and how much the previous Master Plan had been actively utilized. The consensus was it sat on the shelf, neither the Selectboard or department heads were using it.

The Board acquired a quote from Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) of a \$15,000 starting price, Kelley added the quote was actually \$25,000.

Considering the price tag, the Board gauged the lack of utilization as reflecting a poor return on investment especially when comparing similar costs in line items from the 2018 Town budget, i.e. Warrant Article #7 for Hospice, Senior Services, Trails, and Health Programs = \$13,000; two years of Fire Department radios = \$14,000, and that a Master Plan price was just \$5,000 less than what we appropriated for the Town Library. In addition, the town has recently paid for a \$17,360 Community Infrastructure Plan (CIP) and an ongoing Natural Resources Inventory (NRI) that no financial figures could be found for. The Board concluded to undertake the state requirement; say what we were going to do, how we would do it, and then do it. Make the plan, work the plan. The Board and Planning Assistant began by reviewing many other town Master Plans and surveys that Paul mentioned by name, especially the two sections required under the law, and determined no benefits were lost sticking with the state's laws.

Paul asked for more public questions. There were none. He asked if the Board had questions. Jim said in the 10 years he has been on the Board, this is the first time a Chairman has put forth so much effort into the Master Plan, and got it done, and we should really thank Paul for his work. Ann said she had done work on this with UVLSRPC, but Jim added nothing got done; this Board did something real, the town now has a Master Plan. Paul again asked for more public questions. Bruce requested we look at the maps in the Appendix as more current ones were probably accessible. Terry did not think these had been available prior to the meeting, but the Board affirmed the Master Plan main copy at the town hall, both libraries, and Post Office included them. Also, the Master Plan copies available tonight have the maps. These were obtained from UVLSRPC by the Planning Assistant/Resilience.

Terry & Ann then asked more questions, inquiring why there are differences in numbering from the survey to the survey results. The Board reviewed the Master Plan documents provided to the public to answer this point and confirmed both the survey and survey results as supplied are complete. The confusion exists due to the Planning Assistant changing the question's numbering when the statistical software was utilized to reflect the prioritization of people's selections when prompted.

Terry continued with questions on the population graph of Orford, reflecting we are growing faster than other locations. Paul imparted the figures came from US census data and were also on par with the graph in the CIP. There are high and low projections over the timeline's course and although the point is taken, how does this change what we are doing? Bruce enjoined that perhaps consideration can be made for a statement to be used later when pursuing funding for conservation purposes. Paul thanked him for this input. Carl wished to refer to the survey and read a few responses indicating there were some people not happy with how the survey framed questions. Ann concluded the survey struck her as being driven more by property taxes than anything, but that was important too. No further questions were raised.

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7:45 pm Floor closed to public comments

Paul motioned the OPB adopt the new Orford Master Plan 2018 (Vision and Land Use Elements as its entirety) with amendments per RSA 674:4, the master plan is adopted by the planning board after a duly noticed public hearing. Seconded by Jim and opened for discussion. Terry reflected his disappointment that the Board is missing a chance to have a larger document by just passing it up. No further discussion, Paul moved the question. Those in favor Jim, Harry, Deb, Tom, Ruth, Paul (6); those opposed Terry (1); no abstains. The motion passed, and Master Plan 2018 adopted.

Paul motioned the OPB retire as obsolete all previous Master Plans and their chapters. Seconded by Deb and opened for discussion. No discussion ensued, Paul moved the question. Those in favor Jim, Harry, Deb, Tom, Ruth, Paul (6); those opposed Terry (1); no abstains. The motion passed.

7:50 pm Paul thanked law enforcement officers for their work and motioned to adjourn the Public Hearing. Jim seconded. All were in favor and the Public Hearing was closed.