

# ORFORD PLANNING BOARD

2529 Governor Meldrim Thomson Scenic Highway  
Orford, NH 03777

## Minutes for January 11, 2021 (Meeting by ZOOM web service)

**Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board was authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the video conferencing as arranged by the Upper Valley Lake Sunapee Regional Planning Commission which monitored this meeting. Recording of this meeting was announced by the Commission.**

Meeting was brought to order at 6:04.

Attending for the Board: Terry Martin, *Chair*, Fred Kidder, *Select Board Ex-Officio*, Ann Green, Harry Osmer, Terry Straight, Faith Knapp, Roberta Gray Hill, Absent was *Recording Secretary Polly Gray*

Attending members of the Public: David Thomson and Harry Burgess

The Minutes for December 21, 2020 were read and approved on motion by Ann Green and seconded by Roberta Gray. Roll Call indicated all in favor. (Including Faith Knapp, who joined a few minutes later.)

### **Old Business:**

Chair asked for nominations or potential candidates for Alternates to the Board. No candidates for "Alternate" were proffered. Matter was again tabled by the chair without objection.

### **6:10 Opened New Business**

Chair Reviewed Application of Application of David L. Thomson and Brenda D. Thomson Trustees of the David L Thomson 2007 Revocable Trust and the Brenda D. Thomson 2007 Revocable Trust, are applying for a Minor Subdivision to divide out of a 65.12 acre parcel a two lot subdivision consisting of a Lot of 26.87 acres (as recorded on Deed filed in Vol. 3472 page 91) and a Lot of 38.25 acres (as recorded in Vol. 4448 page 662) as shown on proposed plan by Pioneer Land Surveying Inc. of 192 Hibbard Road, Bath, New Hampshire.

Received sufficient check for \$301.00 Harry Burgess explained the "extra" \$20 in the two additional abutter notices to the surveyor and the owner.

Noted that Plat did not show exposure to any 100-year flood plain, and therefore no development therein.

List of Abutters was complete with notices issued by the Chair on 2/28/2020 with postal receipts for certified mail.

Copy of the Deed, fully executed application form giving Harry Burgess agency, and a request for a waiver of scale were attached to the Application.

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Survey map shown in 1 inch to 150 foot. Waiver to cover change in scale standard as noted.

Typo to be corrected in "Town of Orford" subdivision legend. Brook to be labeled "Archertown Brook".

McCormack drive is beyond the 200-foot standard for notation on this plat.

Easement for utilities shown on southern most portion of the plan.

Location of existing and proposed parks is not applicable on this plat.

Minimum of 50-foot road frontage is met with 200 feet shown on lot 2B and well over 700 feet on Lot 2.

Topographic Map is shown with 10-foot intervals, with Archertown Brook as the only natural feature.

Soils are noted within topographic, without separate legend but clearly marked and labeled by type.

No perk test is required for lot 2B since no development is planned and the acreage is larger than 5 acres.

*Exception noted that septic location is not noted on Lot 2.*

All other checklist items were accounted for line by line by the Chair for the Board.

Motion to accept the Application as complete was made by Fred Kidder, with a Second by Roberta Gray. By roll call, all in favor, with no dissenting votes or abstentions.

Hearing was opened by the Chair who called for public comment. Hearing none, the Chair called for comment from the Board. No comments from the Board.

Motion to approve this Minor Subdivision subject to corrections in labeling Archertown Brook, making a notation as to the Septic on Lot 2, and with the waiver of Scale from 1" to 100 to 1" to 150 feet was made by Roberta Gray with a Second by Fred Kidder. ALL IN FAVOR BY ROLL CALL VOTE.

There being no bills to pay or correspondence a motion to adjourn was made by Terry Straight with 2<sup>nd</sup> by Faith Knapp. All in favor at 6:34 PM. Meeting Adjourned 6:35. **NEXT MEETING February 8, 2021.**

Respectfully submitted,

Terry W. Martin, Chair