

**Town of Orford Planning Board
Meeting Minutes – April 12, 2022**

Board Members & Staff Present: Terry Straight, Chair; Harry Osmer, Vice-Chair; Faith Knapp, Member; Kenny King, Member; Vickie Davis, UVLSRPC

Board Members Absent: Jennifer Carter, Select Board Representative; John Q. Adams, Select Board Representative Alternate; Nicholas Kellogg, Alternate

Public Attending: Charlotte Furstenberg

Item 1: Review of Meeting Minutes: Harry called the meeting to order at 5:30 PM. The Board reviewed the minutes of the March 15, 2022 meeting. Terry made a motion to approve the minutes; Faith seconded the motion with unanimous agreement following.

Item 2: Planning Board Mail & Invoices: Faith made a motion to approve the UVLSRP monthly invoice for \$650. Terry seconded the motion, and unanimous agreement followed.

Item 3: Mountain View Hideaway Street Approval Discussion: Vickie summarized her understanding of the issue after talking with Esther in the town offices: The Select Board discussed the applicability of the waiver requirement for town engineer review. They determined that Section 12.02 in the Subdivision Regulations requiring the Town’s consulting engineer review and approval should not apply as a driveway that is already constructed. Vickie noted that the conditional approval was granted by the Planning Board in a public meeting, and it could not simply be undone without another public hearing and public meeting.

It was further discussed that NH RSA 676:4-b. addresses third party review and inspection. There is a time limit on the Planning Board to act. The public meeting and approval of the “street” plat was made on February 8, 2022. The 65-day period for Board action has ended.

Since there were no Select Board representatives at the meeting, the Planning Board felt the conversation could go no further. Faith made a motion to table the discussion until next month when a Select Board representative would be available to provide more information. Kenny seconded the motion, and unanimous agreement followed. Harry asked Vickie to request that Jenn be prepared to discuss this at the next meeting and provide the Select Board minutes discussing the “street” plat for this lot.

Item 4: Chair Vacancy: The Board discussed that Jenn Carter was appointed to the Select Board and could no longer be Chair of the Planning Board per NH RSA 673:9. She will continue with the Planning Board as the Select Board representative.

Harry made a motion to appoint Terry as Chair. Faith seconded the motion, and unanimous agreement followed.

Item 5: Other Business:

There was general discussion about amending the Subdivision Regulations including the elimination of the accessory dwelling unit (ADU) requirements as provided in 2016 RSA 674:71-73.

There was a brief discussion that the Planning Board would like to see a zoning ordinance brought before the town. It was agreed that the ordinance should not be overly restrictive such as requiring a permit for an outbuilding.

Faith made a motion to adjourn the meeting at 6:30 PM. The motion was seconded by Kenny, and unanimous agreement followed.

Respectfully Submitted,
Vickie Davis, UVLSRPC

Tentative Meeting Agenda for May 10, 2022, 5:30 PM, Town Offices

- Review of Subdivision Regulations/Rules of Procedure
- Amendments to Subdivision Regulations applications