

**Town of Orford Planning Board
Meeting Minutes – September 20, 2022**

Board Members & Staff Present: Terry Straight, Chair; Harry Osmer, Vice-Chair; Faith Knapp, Member (phoned in); Kenny King, Member;); Paul Griffin, Alternate; Vickie Davis, UVLSRPC
Board Members Absent: Jenn Carter, Select Board Representative; John Q. Adams, Select Board Representative Alternate; Nicholas Kellogg, Alternate
Public Attending: Barry Schuster and Gina Stillman, Schuster, Buttrey & Wing; Charlotte Furstenberg; Harry Burgess, Pioneer Surveying; Tim Olsen; Chase Kling; Simon Thomson; and Scott Gagnon
Public Attending Virtually: Greg Gould

Item 1: Review of Meeting Minutes: Terry called the meeting to order at 5:30 PM and determined that a quorum was physically present. The Board reviewed the minutes of the August 9, 2022 meeting. Harry made a motion to approve the minutes. Faith seconded the motion, and unanimous agreement followed.

Item 2: Public Hearing for Mountain View Hideaway, LLC; Tax Map/Lot: I-91/49 Street Approval Waiver: Mark Miller wrote to request a waiver from the requirement in Subdivision Regulations Section 12.02 to have written approval from the Town’s consulting licensed engineer to review the “street” for adequacy after waivers had previously been granted for the minimum street design requirements of Section 12.02. He stated he had signed an agreement with the Town on May 14, 2021 waiving Town responsibility to enter his property in case of an emergency such as a fire.

Mark Miller nor any representative was present to make the case for this waiver request to determine if the waiver request met the requirements of Section 5.13: *1.) Strict conformity would pose an unnecessary hardship to the applicant and a waiver would not be contrary to the spirit and intent of the regulations; or 2.) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.*

Faith made a motion to deny the application for the following reasons:

1. The applicant nor any representative was present to make the case for Mountain View Hideaway, LLC;
2. This case has had several extensions over several months.
3. It would be unfair to the abutters and other interested parties who have attended the public hearings each time to continue the hearing.

Harry seconded the motion and unanimous agreement followed.

Item 3: Public Hearing: Minor Subdivision with Harry Burgess, Pioneer Surveying on behalf of Simon Thomson, Trustee, Tax Map I-93, Lot 27; Route 25A: This public hearing was canceled due to no noticing of one co-owner of an abutting property. Harry made a motion to provide a special hearing for this case on October 4, 2022 at 5:30 PM. Kenny seconded the motion, and unanimous agreement followed. Faith will not be available that evening, but everyone else indicated they would be available. The Board determined that the Town should

cover the expense of the second mailing and public notice as it was an unintentional error on the part of providing town records.

Either Terry or Kenny will pick up the certified mail receipts from the Lebanon UVLSRPC office prior to the meeting to ensure that all abutters and interest holders have been notified.

Item 4: Informal Meeting with Harry Burgess, Pioneer Surveying on behalf of Tim Olsen for Tax Map 8-93, Lot 27: Harry provided a portion of a survey plan approved for another minor subdivision for Tim Olsen 3-4 years ago. He had drawn a line indicated the proposed new survey proposal to separate five acres with an existing house and road frontage on Route 10 from about 40 acres of land accessible by an approved Country Lane over a 50' right of way. Due to the earlier subdivision, this subdivision will be treated as a major subdivision per Section 3.03 of the Subdivision Regulations. Harry Burgess stated they may return at the October 25 meeting for another informal meeting and submit the application for the November meeting.

Other Business: The Board reviewed the UVLSRPC invoice for \$1,181.66. Harry made a motion to approve the invoice, Faith seconded the motion, and unanimous agreement followed. Terry passed out the current budget to be reviewed and submitted back to the Select Board after their October 5 meeting.

Terry suggested that the Board provide a virtual connection to their meetings at least through March. Vickie will set up the meetings in the future and bring her laptop.

Kenny noted that he would be away for the November meeting.

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

Respectfully Submitted,
Vickie Davis, UVLSRPC

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

- Public Hearing: Minor Subdivision with Harry Burgess, Pioneer Surveying on behalf of Simon Thomson, Trustee, Tax Map I-93, Lot 27; Route 25A
- Review Planning Board budget

Tentative Meeting Agenda for October 25, 2022, 5:30 PM, Town Offices

- Informal Meeting with Nicholas and Justin Bracewell to discuss a minor subdivision of 11 acres on Strawberry Hill Road
- Informal Meeting with Harry Burgess, Pioneer Surveying on behalf of Tim Olsen for Tax Map 8-93, Lot 27