**Town of Orford Planning Board Meeting**

**02/16/15**

**Subject to Approval**

**Meeting Adjourned at 6:58PM by Andy Schwaegler (Vice-Chair acting as Chair in Ann Green’s absence).**

**Those present:** Andy Schwaegler (Vice Chair and Acting Chair at this meeting), Tom Steketee (Selectboard), Skip Gould (Alternate standing in for Ann G.), Harry Osmer, Lawrence Hibbard, Jim McGoff, Chase Kling, Vickie Davis (Planning Assistant), Sam Hanford (Alt), Bruce Schwaegler, Sarah Schwaegler, Melinda Ricker (scribe).

**Item 1:Review of January 2015 Minutes:**  **Harry O. moved to accept last month’s minutes, it was seconded by Tom S., and passed unanimously at 7:01PM.**

**Item 2:** **Public Meeting/Hearing: Lot Line Adjustment application from Bruce M. Schwaegler and Bruce M. & Sarah Schwaegler to reconfigure boundaries of four lots: Tax Map 7-32, Lots 27C (Bear Tree Road), 28 (440 Indian Pond Road), 29 (460 Indian Pond Road); Tax Map 7-34, Lot 3 (476 Indian Pond Road).**

**At 7:02PM** Andy Schwaegler recused himself from the meeting/discussion and Harry Osmer took over as Chair. Bruce Schwaegler presented his Application to the Board and went through a detailed explanation of its various parts and the ways that it fulfills the requirements of the Planning Board. The purpose of tonight’s meeting is to see if the Planning Board will accept the application as complete and begin the Public Hearing, with the understanding that final approval and a chance for the public to comment will be continued to/deferred to next month’s regular Planning Board meeting (scheduled for March 16, 2015). This is in order to give the Board an extra month to consider and study it as it is a rather complex plan.

Highlights of the presentation and notes of changes or omissions are as follows: Since the last presentation the Schwaeglers have decided to add 2 more notices to abutters and changed the submitted plan from 2 pages to 3 pages for greater clarity and detail. The extra money due for those changes has been given to Sherri Clifford. A waiver is requested by the Schwaeglers to change the scale of the survey plans/plats to better accommodate the large scale of the project. Included in the packet of information is a 1-page history of the Bear Tree Road subdivision (with a possible mistake in the names of Selectboard members in one sentence, as pointed out by Chase K.) and several documents detailing the covenants and restrictions that apply to that property, as well as the understanding that this new subdivision retains those covenants and restrictions for the portion of the lot that was originally subject to them, though the rest of the new lot is free from restrictions. It is made clear that this is understood and agreed to by the two landowners concerned; that is, the Schwaeglers and the Richardsons. A copy of the easement regarding the community trail is also included in the packet.

Because of new technology and the use of GPS to survey land and boundaries, some of the lines have shifted from the last survey done using older techniques. There are a few bearings missing from today’s copies of the maps because they could not be finished in time. The Board’s acceptance of the application is contingent on those bearings being added to the maps and it is expected that the complete maps will be available within a week or so, to give time for them to be reviewed before March’s meeting. There are also a few misspellings of the word “pedestrian” which will also be corrected.

**Tom Steketee made a motion that the Planning Board accept the application as complete, including a waiver of the map scale requirement, with the understanding that the missing details of the third sheet be added and submitted before next month’s meeting. The motion was seconded by Skip G., and passed unanimously at 8:08PM.**

**Public Hearing Discussion:**

Chase K. passed on concerns of friends and neighbors about the integrity of the skyline around Indian Pond and how this subdivision changes the possibilities of th number of houses in view of the pond.

Bruce S. mentioned the number of dwellings (and number of people using the area (the Boy Scouts) that he and his family have removed since their purchase of the land. He also spoke of his ongoing conversations with the NH Division of Forestry and Lands about ways to conserve this land and his hopes that the subdivision of it offers more flexibility in achieving that aim. Breaking it into smaller parcels may make it more likely that at least parts of it may be put into conservation since the various granting organizations have differing aims, rules, and resources. He and Sarah are also looking ahead and hope that this division will make the division of their estate easier and more straightforward when the time comes.

Jim M. shared his view that people should be able to do whatever they want with the land that they own.

**At 8:18PM the Public Hearing was adjourned to be continued at next month’s regular Planning Board meeting on March 16, 2015. Andy S. resumed role of Chair.**

**Other Business: Accessory Dwelling Unit Discussion**

The discussion of the Planning Board’s role in informing landowners and/or enforcing this regulation was continued, with the example of a recent situation in town. The septic system requirements may not dovetail with this regulation because they are based on the number of bedrooms rather than number of dwellings. Sam H. noted that if Orford adopted a building code and required a building permit, that the few restrictions and regulations that Orford does have for buildings would be communicated through the permit system. Sam H. and Andy S. both wondered whether the assumption upon which the Board has been operating (that of one dwelling per lot) is actually based on something sound. Andy S said that his understanding was that since the State’s definition of a Subdivision was the presence of multiple buildings, then having multiple buildings creates a de facto subdivision. Vickie Davis offered to research this with NH DES and the Planning Board agreed to defer any more action or discussion on the subject until that fact was cleared up.

**Motion to Adjourn made by Chase K , seconded by Jim M., and unanimously approved at 8:52PM.**

Respectfully Submitted by Melinda Ricker