**Town of Orford Planning Board Meeting**

**03/16/15**

**Subject to Approval**

**Meeting Adjourned at 7:02PM by Ann Green**

Ann G. thanked Harry O. for acting as Chair at last month’s meeting.

Harry O. nominated Ann G. for Chair, seconded by Andy S., **approved by Board**

Harry O. nominated Andy S., seconded by Jim M. **approved by Board**

**Those present:** Ann Green (Chair), Andy Schwaegler (Vice Chair), Tom Steketee (Selectboard), Harry Osmer, Jim McGoff, Chase Kling, Bruce Schwaegler, Sarah Schwaegler, Harry Burgess, Tom Thomson, Melinda Ricker(scribe).

**Item 1:Review of February 2015 Minutes:**  **Andy S. moved to accept last month’s minutes, it was seconded by Harry O., and passed unanimously at 7:09PM.**

Chase K. noted that the “possible mistake in the names of the Selectboard members” in the paragraph at the end of page one turned out NOT to be incorrect after all. The SB members listed in the Schwaeglers’ documents are correct.

Bruce S. noted that the agency they have been dealing with is actually the “Society for Protection of Forests and Lands” rather than the “”New Hampshire Division of Forestry and Lands” cited in the February minutes.

7:07 Tom S. joined the meeting

**Item 2:** **Public Hearing Continuation: 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).**

**Andy S. recused himself.**

**Bruce S.** presented to the Board: 4 sets of revised plan were submitted to the Town Office and other interested parties (open for public review) on 2/25/15. The plan now has 3 sheets and was passed out to the PB members for review. The following changes and additions were pointed out:

Sheet 1: The spelling of the word “pedestrian” was corrected.

Chase asked about the word “reconfiguration” in the notice. It is a lot line adjustment that is being considered here.

Note 10 under “Notes”: the number changed by around 3 feet from the number on the previous drawing.

Sheet 2: Fixed spelling of “pedestrian”; the acreage calculation for new lots 7-32-28, 7-34-3, 7-32-29 were changed by a few tenths from the previous drawing.

Sheet 3: finished supplying missing data; total acreage changed slightly; detail of cul-de-sac now shown ; total frontage on Bear Tree Rd. shown.

Note: no abutters were present for the public hearing tonight.

Tom Thompson joined the meeting at 7:28PM

Public Hearing Closed at 7:28PM

**Tom S. moved to approve the application, seconded by Harry O., PASSED at 7:29PM** Chase K. abstained from voting because he is unsure about the use of the word “reconfigure” in the public notice. The Planning Board agreed to ask Vickie Davis and the UVLSPC about the appropriateness of the choice of words used in the notice.

Discussion ended at 7:45PM

Andy S. rejoined the meeting.

**Item 3: Public Meeting/Hearing: Lot Line Adjustment application from David, Brenda, & Peter Thomson and David & Brenda Thomson Revocable Trust to reconfigure boundaries of two lots: Tax Map 7-32, Lots 1 (1222Rt. 25A) and 2 (1828 Rt. 25A).**

Harry Burgess presented the following regarding this application:

He had talked with the PB previously and now has prepared a request for a lot line adjustment. He presented **a request for a waiver for adjusting the scale so that the whole property can be shown on one plan.**

Ann G. is concerned that this map does not show the current 3 owners of Lot 1 (it is listed in the title but not in the body of the map.

Andy S. asked that Harry B. add a note indicating the new lot line.

**Harry O. moved to accept the application as complete. Seconded by Chase K., approved unanimously at 7:59PM.**

The Public Hearing was opened at 7:59PM. Tom Thomson was present to address questions if there were any. No issues or further comments from him. Public hearing closed at 8:01PM

**Chase K. made a motion to approve the lot line adjustment, with the waiver for scale and a note “new lot line” added as well as “to be deleted or old lot line” to the Mylar. Seconded by Harry O. Approved unanimously at 8:02PM.**

**Other Business:**

**Accessory Dwelling Unit Discussion:**

Ann G. got a call from a property owner who became aware of this and asked about an application for a new apartment over a garage. That application has not been received yet.

It was determined that “One dwelling per lot” is not in the regulations any more.

To protect the Town’s interests, it should be clearly stated that adding a dwelling to a lot does not mean that a subdivision applied for later will be approved.

The Planning Board concluded that the Accessory Dwelling regulation is good as it stands, that it is the responsibility of the landowner to comply and not the Planning Board, and that it does not open the PB up to liability or problems with subdivisions in the future.

Ann G. announced that there are a couple of conferences coming up for information on land use and other topics. No one was interested in more information at this time.

**Motion to Adjourn was made by Tom S., seconded by Jim M., and unanimously approved at 8:24PM.**

Respectfully Submitted by Melinda Ricker