

## ORFORD PLANNING BOARD

2529 Governor Meldrim Thomson Scenic Highway

Orford, NH 03777

Board Minutes

Monday, July 8, 2019 – 6:00 p.m. – Orford Town Office

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**Board Members Present:** Terry Martin, *Co-Chair*; Tom Steketee, *Selectboard Ex-Officio*; Mark Marsh; Terry Straight; Deb McGoff; Harry Osmer – Member, Faith Knapp – Alternate.

**Public:** Bruce Schwaegler, Jim McGoff

**Other:**

**6:00 p.m. Call meeting to order:** Terry called at 6:02

### **Review and Approval of Minutes of June 10 and 24, 2019**

A motion was made to seat Knapp in as an alternate **Unanimously approved (Martin/McGoff)**.

A motion was made to accept the June 10<sup>th</sup> and 24<sup>th</sup> meeting minutes as written. A change was made in the June 24<sup>th</sup> minutes to pay the secretary taking minutes \$60.00 per meeting and take out the words “at least”.

### **Application and Public Hearing**

- 1. Bruce M. and Sarah T. Schwaegler, are applying to subdivide a 221.1 acre parcel from lot 29 (Map 7-32) (Book 4385 Page 43) to become 2 lots, one containing 5.4 acres to new lot 7-32-29A as shown on proposed plan produced by FROECO, LLC: Forest Resource Consultants, P.O. Box 597, Rumney, NH 03266**

The checklist was reviewed for the application for completeness to make sure everything was there. The board looked at the maps and packet to verify the documentation required was all there and complete. Bruce brought in an additional check for recording of the easement filing and LCHIP Fee. Abutters received their paperwork and the packages were received back from them. Bruce also brought in a request for a waiver. The first waiver is to draw the plat to a scale no smaller than 100 feet per inch. The scale used is 150 feet per inch on the detail of the 5.4 acre lot 7-32-29A and 300 feet per inch on the 221.2 acre lot 7-32-29. The second waiver for the soils map should be drawn to a scale no smaller than 100 per inch. The scale used is 300 feet per inch on the 221.1 acre lot 7-32-29. The third waiver is regarding the contour map scale and contour intervals. The contours map should be drawn to a scale no smaller than 100 feet per inch with contour intervals show at 10' or less. For the 5.4 acre lot 7-32-29A the contour of the plat is shown at 10' but the scale is 150 feet per inch. For the 215.7 acre lot 7-32-29 a USGA map that shows 20 foot contour is supplied. That should be enough information to judge the contour character of the land. Application complete and ready for hearing.

Deb McGoff questioned the easement document and that there is a separate paragraph on the trail. Original agreement with the Town of Orford supersedes everything.

A motion was made to accept the three waivers presented by Bruce Schwaegler.

**(Marsh/Knapp) Unanimously approved.**

At 6:25 Martin opened up the meeting for questions.

Jim McGoff gave an overview of how trail came about. Schwaegler had given the town an agreement in easement to give them the opportunity to maintain it. This was meant to be a community trail. It was suggested by Jim and Deb McGoff that may the Snowmobile Association or the Conservation Committee help with clean up and maintaining trails for community use. Martin stated that this was a topic for another board and another time as this is not part of the current application.

A motion was made for the Planning Board to accept the application. **Unanimously approved (Knapp/Straight)** Martin has signed the application.

Tom Steketee wanted to let the board know that the Selectboard is currently looking for a way to help maintain the trails.

- 2. Discussion of request concerning Montford Farm Subdivision, #12437, Lot 1 for release of that lot from water storage facility maintenance and association membership. Driveway access is from Route 10.**

Withdrawn by realtor, no representation present.

- 3. Preliminary Discussion of potential minor subdivision by Kelly Monahan, 37 Grimes Hill Road, Orford, NH**

An e-mail was sent to Thomson and then forwarded to Martin stating that Kelly wants to do more research before she comes to a meeting and discusses further.

- Invoices, mail and business of the Board**

Angel – recording minutes - \$180.00

Upper Valley Sunapee Regional Planning - \$542.48

A motion was made to accept and pay the above invoices in full. **Unanimously approved.**

**Straight/McGoff**

- Web-site guidance language for new applications**

Alan Tredwill – Esther can contact him. Martin will speak with Esther to keep it moving. Martin will look at it to edit it.

- Academy Building Update**

No updates

- Public Comment**

None

**New Business:**

- **Informational Pamphlet** – Martin stated it is being worked on and will circulate for the rest of the board to look at.

**Motion to adjourn: Marsh/McGoff - Unanimously approved**

Respectfully Submitted,

Angel Parkin