

**Town of Orford Planning Board
Meeting Minutes – May 10, 2022**

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

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

Public Attending: Charlotte Furstenberg

Item 1: Review of Meeting Minutes: Terry called the meeting to order at 5:30 PM. The Board reviewed the minutes of the April 12, 2022 meeting. Harry made a motion to approve the minutes; Kenny seconded the motion with unanimous agreement following.

Item 2: Mountain View Hideaway Street Approval Discussion: Jenn summarized the Select Board review of the street approval. The Select Board sent the waiver request and application documentation to Dubois King for review. They were going to charge \$3,000 for review which the Select Board and applicant found excessive. The Select Board did not think the waivers were necessary for a right-of-way “driveway” in excellent condition that could not be altered due to the right-of-way restrictions on someone else’s land. They considered overruling the Planning Board’s decision but they were advised by Town Counsel that they could not.

The Planning Board discussed that the application had been approved subject to an engineer review of the “street” to determine if it was reasonable to approve for access to the applicant’s property. It was noted that there are steep sections to the driveway though it was also noted that the driveway is in better condition than some town roads.

Faith made a motion to send a certified letter to the applicant offering that according to NH RSA 676:4-b, the applicant can select an engineer of his choosing at his own expense to provide the Planning Board with a full written evaluation of the “street” to determine the adequacy for its intended use as a driveway to the applicant’s property capable of supporting emergency vehicles. The applicant will provide the engineer with all waiver requests as well as all documentation provided to the Planning Board at the public hearing. Further, the Planning Board is requesting an extension in time to allow for review of this proposal. The 65-day review period has ended. The Board is requesting an additional two months or by July 12, 2022 per NH RSA 676:4, I(f) to allow the applicant to obtain the engineering determination and provision of that determination to the Board for review. Harry seconded the motion, and unanimous agreement followed.

Item 3: Planning Board Mail & Invoices: Harry made a motion to approve the UVLSRP monthly invoice for \$650. Kenny seconded the motion, and unanimous agreement followed. The Board reviewed a Voluntary Merger application left on the table for them which they will include at the next Planning Board meeting. Vickie stated there was an amendment to NH RSA 674:39-a that requires, if there is a mortgage, voluntary merger applicants provide a written notice to each mortgage holder at the time of the submission of the application. The written consent of each mortgage holder shall be required as a condition of approval of the merger and shall be recorded with the notice of the merger. She will advise the applicants of this

requirement and the Board can change their application to notify future applicants of this requirement.

Item 4: Subdivision Regulations Amendments: Since there was limited time, the Board simply discussed the need to remove Accessory Dwelling Units from the Subdivision Regulations as this is a zoning issue. The Board will continue reviewing the regulations for amendments

Item 5: Other Business:

There was a brief discussion again 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, and perhaps would simply cover commercial. Vickie will send out an inquiry for simple zoning ordinances for Board review.

Kenny 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 June 14, 2022, 5:30 PM, Town Offices

- Voluntary Merger Application
- Review of Subdivision Regulations/Rules of Procedure
- Amendments to Subdivision Regulations applications
- Zoning Ordinance possibilities