

**Town of Orford Planning Board
Meeting Minutes – October 25, 2022**

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

Board Members Absent: Faith Knapp, Member; Representative; John Q. Adams, Select Board Representative Alternate; Nicholas Kellogg, Alternate; Paul Griffin, Alternate

Public Attending: Charlotte Furstenberg; Nicholas Bracewell; Mark Miller (virtually)

Item 1: Review of Meeting Minutes: Terry called the meeting to order at 5:30 PM and determined that a quorum was physically present. Jenn read the October 4, 2022 meeting minutes. The Board reviewed the minutes of the September 20, 2022 meeting. Harry made a motion to approve the minutes of both meetings. Kenny seconded the motion, and unanimous agreement followed.

Item 2: Informal Meeting with Nicholas & Justin Bracewell: Nicholas Bracewell represented his brother Justin and himself to inquire about subdividing their 10-acre lot (Tax Map 8-91-12) into two equal parcels. One of the parcels would include an existing cabin. The lot has 375' on Strawberry Hill Road. Grandparents, Nancy and Ben Whittaker had subdivided off this parcel as well as an adjacent 11 acre parcel a few years ago and deeded the 10-acre lot to Nicholas and Justin in March 2021. The Board thought this was a simple, minor subdivision. However, they requested that the applicant clarify when any subdivisions of the grandparents' property occurred to determine if Section 3.02 of the Subdivision Regulations would require review of the proposal to be treated as a major subdivision.

Item 3: Clarification of Engineering Requirement for Mark Miller, Mountain View Hideaway: Mark Miller attended the meeting virtually and asked the Board to provide the specific requirements they would need for an engineering review of the "street" as required during the public hearing on January 11, 2022 and discussed at several meetings since. It was also noted that Mark Miller had applied for a waiver from the engineering review requirement, but then did not attend the hearing scheduled to discuss it, so the waiver was denied. Jenn asked Mark if he would like to pursue the waiver again or continue to obtain an engineering review. Mark said he preferred to continue with obtaining the engineering review originally required.

Jenn made a motion to have Mark Miller hire an engineer of his choosing to review the Subdivision Regulations Section 12.02 (Minimum Standards for Street Design) and the waivers to those standards. In addition, she added the review must also include an evaluation of the condition and construction of the right-of-way for the proposed residential use of one home.

Charlotte Furstenberg asked to speak. Terry acknowledged her, and Charlotte stated there is a legal opinion by Attorney Adele Fulton that would negate the approval of this proposal. Vickie responded that she had emailed this concern to Town Counsel, Christine Fillmore (August 16, 2022) who stated she was very familiar with the opinion offered by Adele Fulton, and it has no bearing on this case.

Terry seconded the motion, Harry abstained, and the remainder voted unanimously in favor of the requirement clarification.

Other Business: There will no invoices to review. The Board noted that the next regular meeting date in November is voting day. The Board determined to change the date to the following week, November 15, 2022.

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

Respectfully Submitted,
Vickie Davis, UVLSRPC

Tentative Meeting Agenda for November 15, 2022, 5:30 PM, Town Offices

- Subdivision with Harry Burgess, Pioneer Surveying on behalf of Tim Chase for Tax Map 8? Lot 93-9, Lot 1 on Route 25C
- Planning Board Application Fee review