

**Town of Orford Planning Board  
Meeting Minutes – August 22, 2023**

*Board Members & Staff Present:* Terry Straight, Chair; Kenny King, Vice-Chair; Harry Osmer, Member; Faith Knapp, Member; John Adams, Selectboard Representative; Vickie Davis, UVLSRPC  
*Board Members Absent:* Paul Griffin, Alternate; Nicholas Kellogg, Alternate  
*Public Attending In-Person:* Harry Burgess, Pioneer Surveying; Susie Beeson, Larissa Reznek, Raphael Reznek, Kim Nutter, Addie Lyndes, Hunter Nutter  
*Public Attending Virtually:* Jennifer Whitney, Stephen Micare, Lisa Butman, Kate Gleeson

**Item 1: Review of Meeting Minutes:** Terry called the meeting to order at 5:30 PM and determined that a quorum was physically present. The Board reviewed the minutes of the July 11, 2023 meeting as written. Harry made a motion to approve the minutes. Kenny seconded the motion, and unanimous agreement followed.

**Item 2: Minor Subdivision for Kimberly Gray Nutter, Elmer Nutter and Pauline Gray for Tax Map 8-91B, Lot 7 (8.39 acres) on Brook Road**

Terry opened the public meeting. The subdivision will create two lots: 5.32 acres with existing home, septic, and well and 3.07 acres. Each lot has a curb cut on Brook Road. To address the location of existing and proposed septic systems and wells, the applicant presented a plan with hand-drawn locations for each lot as well as information about the perc test on the proposed vacant lot. The Board determined that the application was complete if the existing and proposed septic and well locations were added to the map to be recorded.

Terry closed the public meeting and opened a public hearing. He opened the hearing up for public comment. As there were no public comment or questions, Terry closed the public hearing and moved to deliberations.

Kenny made a motion to accept the subdivision proposal with the condition that the applicant add the proposed and existing septic and well locations to the map to be recorded. Harry seconded the motion, and unanimous approval followed.

**Item 3: Minor Subdivision for Pioneer Surveying for Marjorie Anne Green, Trustee of Marjorie A. Green Revocable Trust for Tax Map 8-89, Lots 29 (11 acres) on Mud Turtle Pond Road**

The subdivision will create three lots: 129.6 acres (lot 29), 5.97 acres (lot 29A) with existing cabin, well and septic and 5.05 acres (lot 29B). Terry opened the public meeting. The two smaller lots were shown to have existing curb cuts. The well for the cabin was shown on the map, but the septic system was not. When asked for the location, Harry Burgess said he would try to find someone who might know, but the cabin has been there for at least 40 years, and there was no physical evidence of its location noticed during the survey. The soils maps had been provided as 8-1/2"x11" copies, but the Board requested that the information be transferred to the map to be recorded. Harry Burgess showed the 1979 map of the entire parcel survey which is referenced on the new subdivision map. It was noted that the new subdivision map was missing the name of an abutter which had been provided on the abutter notice list. Vickie had sent an email to Harry and Jake Burgess on June 26 listing deficiencies, but Harry did not seem to recall. Kenny made a motion to deem the application as complete noting the soils, missing abutter

name, and septic location on lot 29A be shown on the final map. Faith seconded the motion, and unanimous agreement followed. Terry closed the public meeting.

Terry opened the public hearing and asked for any public questions or comments. Larissa Reznick inquired if there would be a survey of the entire property, and it was noted the property had been surveyed in 1979. Susie Beeson inquired about survey markings wondering if she would be able to see them. Harry Burgess explained that pins with bright plastic caps were on corners and many of the property lines were stone walls. Jennifer Whitney questioned if the lines would be known if someone moved stones from the stone wall. It was stated that it is illegal to tamper with a boundary although it could happen.

There being no further public or Board discussion, Terry closed the public hearing and moved to deliberations. Faith made a motion to approve the subdivision on the condition that the soils, missing abutter name, and septic location on lot 29A be shown on the final map. Kenny seconded the motion, and unanimous agreement followed.

**Item 4: Minor Subdivision for Pioneer Surveying Marjorie Anne Green, Trustee of Marjorie A. Green Revocable Trust for Tax Map 8-89, Lots 30 (19 acres) on Orfordville Road.**

The subdivision will create two lots: 6.25 acres (lot 30) with existing home and 12.9 acres (lot 30A) with existing structure (old town hall). The existing septic and well are shown for the existing home on lot 30. The well for lot 30A is shown to be located on another property also owned by the Green Trust. No septic was shown for lot 30A. Harry Burgess said he would try to find out where the septic is located, but the location was not obvious during the survey. He added that the owner planned to deed the rights to the well to lot 30A. Kenny noted that a new owner might not care about the well and septic if they chose to build in another location on the lot. The soils maps had been provided as 8-1/2"x11" copies, but the Board requested that the information be transferred to the map to be recorded. Kenny made a motion to deem the application complete subject to adding the soils and septic location for lot 30A to the final map to be recorded. Harry seconded the motion, and unanimous agreement followed. Terry closed the public meeting.

Terry opened the public hearing for comments or questions. There being no comment or discussion, Terry closed the public hearing and moved to deliberations.

Kenny made a motion to approve the subdivision with conditions that the soils and septic location for 30A be added to the final map for recording. Faith seconded the motion, and unanimous agreement followed.

**Other Business:**

Harry made a motion to adjourn the meeting at 6:40 PM. The motion was seconded by Faith, and unanimous agreement followed.

Respectfully Submitted,  
Vickie Davis, UVLSRPC

**Tentative Meeting Agenda for September 12, 2023, 5:30 PM, Town Offices**

- Subdivision Regulations amendments public hearing
- Review of Rules of Procedure
- Master Plan discussion
- Long-Range Facilities Plan
- Social Services needs
- Community Heart and Soul meeting
- Invoices and mail