

Approved

Orford Planning Board

July 9, 2024 Meeting

Minutes

Town of Orford Planning Board

Meeting Minutes – July 9th, 2024, Meeting

Board members & staff present; Martha Rose, Secretary; Caleb Day, Member; Ruth Hook, member; Tom Thomson, member; Ann Green, alternate; Chase Kling, Selectboard Member; Vickie Davis, UVLSRPC;

Public attending in-person: Amory Host, Indian Pond Limited Liability LLC representative and Tom Hahn, Foreco Inc.

Public attending virtually: none

Tom Thomson called the meeting to order at 5:33PM

Chase K. pointed out that there are 4 members present and one alternate and made a motion that Ann G. seat for Paul Goundrey. Chase K. also noted that the Chair and Vice Chair are absent and felt that is unfair to the rest of the board and any presenting parties. Martha R. seconded. All in favor, no nays. Ann joined the table.

Item 1: Review minutes from the previous meeting: Minutes from the June 11th, 2024 meeting. Chase K. made a motion to approve and seconded by Martha R. Ann Green and Ruth Hook abstained since they were not present at the last meeting. All in favor, no nays to approve.

Vickie D. suggested we swap item 2 with item 3 since there is an informal discussion from Amory Host and Tom Hahn about plans for property owned by Indian Pond Limited Liability LLC (Amory Host family trust).

Item 3: Informal discussion on boundary line for Indian Pond Limited Liability LLC: Map 8-29 Lots 54B, 57 and 55.

Amory Host gave a background on his family, history and how the Indian Pond Limited Liability LLC was formed. There are three adjoining lots they would like to move the property boundary lines to make it more feasible to sell in the future. There is a portion that abuts Paul and Althea Goundrey's property that they might give or add a right of way to them for a better view for the Goundrey's. Members of the board let them know how to obtain curb cuts for the driveways. Amory said he has spoken with the Orford Road agent. Tom Hahn, Foreco Inc. is the consulting forester and surveyor. Chase K. suggested he obtain good legal advice on how they write the deed for right of way to protect all property owners. Chase K. asked Tom Hahn if all the landmark pins were still visible, and he said they had found all of them. Vickie D. asked the board if this is one owner would that be one application and Chase K. said yes, one application. Martha A. asked if there are any deed restrictions. Amory said not to his knowledge, but Tom Hahn said they would confirm. Chase K. said that since this property was subdivided more than 10 years ago, this is not a major subdivision now. These three parcels are Map 8-29 Lots 54B, 57 and 55.

Item 4: Informal discussion on Map 8-29 Lot 63. Amory started a second informal discussion on Map 8-29 Lot 63. This is 250 acres across the road from the first property discussion. Amory said there was 10 acres added after a dispute. The initial survey was found to be omitted in the deed. The tax map had not changed so the deed was corrected. The LLC would like to subdivide this land into 3 lots. Each with road access. Chase K. said it looks like a minor subdivision and all would not have to come out of current use if all lots are over 10 acres. Tom T. suggested they check with the Road Agent. All frontages must be at least 50 feet. Tom Hahn asked if all lots needed to have a perk test and Vickie D. said they could request a waiver and explain why. This property is owned by Indian Pond Limited Liability LLC.

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Item 2: Telecommunications Ordinance update: Caleb D. handed out a copy of the questions that he and Mark A. put together for the townwide mailing. The board discussed the best way to get this mailing out. Tom T. suggested the best way to get the most input is to make it simple mailing on one sheet of paper with the return address. Ann G. asked for a recommended timeline, and it was decided that we would be ready to approve the mailing at the August 13 meeting so we could get the printing and mailing done within a few weeks. Chase K. brought information from the Caledonia Record. He suggested we look at how they are addressing the cell phone tower ordinance. Martha R. said she would work on the return letter idea and send it back to Caleb D. and Mark A. A timeline of 2 weeks after they are mailed to collect resident responses.

Other Business:

-Ann Green asked about a property that has many small buildings being added. Is this a Selectboard or Planning Board issue? Tom T. suggested we look at the tax map for dwellings vs. sheds. It was discussed that this is a Selectboard review.

-Review any invoices/mail: No new invoices or mail.

-New Applications: Vickie D. no new applications.

Respectfully submitted, Martha Rose, Orford Planning Board Secretary

Tentative Meeting Agenda for August 13th, 2024, 5:30 PM Town Offices'

-Gravel Pit discussion

-Telecommunications Ordinance mailing

-Invoices and mail

Martha R. made a motion to adjourn the meeting at 6:58 PM. The motion was seconded by Tom T. and unanimous agreement followed.