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Orford Planning Board

April 8th, 2025 Meeting Minutes

Town of Orford Planning Board

Meeting Minutes – April 8th, 2025 Meeting

Board members & staff present: Mark Adamczyk, Chair; Paul Goundrey, Vice Chair; Martha Rose, Secretary; Caleb Day, Member; Ann Green - Alternate; Charles Smith, Selectboard Member; Renee Theall, UVLSRPC;

Board members absent: Ruth Hook, Tom Thomson

Public attending in-person: Harry Burgess, Pioneer Land Surveying, LLC, Representing Thomson Properties, JoAnn Fratus,

Public attending virtually: None

Mark Adamczyk, Chair called the meeting to order at 5:30PM, a quorum is present. Paul G. made a motion to seat Ann Green in for Tom Thomson, Caleb D. seconded.

Item 1: Review minutes from the previous meeting: Minutes from the March meeting reviewed. Caleb D. asked for a correction on the spelling of Tom Thomson (was spelled Tompson). Charlie S. questioned the information about building lot size listed as 4,000 sq ft. Harry Burgess (surveyor) said the state of NH requires a minimum of 4000 sq ft is needed for one building, a well and septic. Mark A. made a motion to approve with a correction and seconded by Paul G.

Item 2: Harry Burgess of Pioneer Land Surveying, LLC first delivered the Mylar for 48 LR Property, LLC, 485 Rt 10, Orford, NH. Tax Map 8-108R-58 approved Major Subdivision and the DES Certificate. Martha R. asked if the address corrected septic reports had been received by Renee T. She said she had not received them yet. It was decided the Mylar would be signed and delivered to the Grafton County Register after the corrected test pit reports are received.

Harry Burgess, Pioneer Land Surveying, LLC representing Stacey Thomson for a conceptual informal on Tax Map 8-108R-41. The owner will be requesting a minor subdivision for a small non-buildable lot at the corner of Bridge Street and Route 10. He would like two separate lots. One with the building and one that has a large tree and a sign. This small lot is approximately 600 sq feet. Ann G. asked if non-buildable is defined. Harry Burgess said this would then be two separate tax map lots. Renee T. clarified how to indicate a sub-division for a non-buildable lot. We need to define, no building, no water or sewer on the sub-division approval. The section to be sub-divided does have electricity. Mark A. asked if the current lot had been sub-divided within the last 10 years, Harry B. said no. Renee T. said she would reach out to NHMA to make sure we do this correctly.

Item 3: Planning Board Fee Schedule: Paul G. handed out copies of the results of the Fee Schedule sub-committee meeting and the proposed changes. He reviewed how and why the proposed changes came about. There is a question regarding the language of our process. The town regulations list Conceptual Informal, Preliminary Design and Final Application. Ann G. had questions and thoughts regarding the informal, conceptual vs preliminary design. The board discussed the wording and applications to move forward with changes to the fee structure. Under Orford Regulations section 4.05 "B", Preliminary Design Plan (NH RSA 676:4 II B) says there is a preliminary application for sub-division and requires a public hearing. Renee T. said

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she would review our application and provide a draft for improved clarity. Mark A. suggested adding a check box to the current application to indicate if this was for a preliminary design or final application.

Paul G. asked Renee T. if we needed to address ADU's. He had noticed that other towns have ADU applications. Renee T. said that since we do not have zoning in Orford, this is not applicable to Orford.

Paul G. added that the new fees are directly reflective of what the town pays for time spent by the Upper Valley Lake Sunapee Regional Planning Commission representative for each level of requested property change requests.

It was decided to discuss it again during the May meeting and be prepared to conduct a public hearing on the changes during the June meeting.

Ann G. asked Renee T. if there were any other RSA changes we should be aware of. Renee T. said that SB 170 is going through the NH Senate now. It would require road frontage of 50 ft. Orford regulations requirement already states a 50 ft. road frontage requirement. Renee T. clarified that the state bill says you cannot require more than 50 ft.

Item 4: Telecommunications Ordinance Update: Martha R. asked Charlie S. if he was able to get us any of the studies he referred to at the last meeting. He said he had not been able to track those down yet. He also added that he previously worked on projects that studied the effects of 5G, and the negative effects of 5G in proximity. Charlie S. said he is personally against the town allowing 5G towers.

Renee T. said the name of the company that is working with the town of Wilmot, NH to install cell towers is Industrial Tower and Wireless LLC in Marshfield, MA. She would find out if they would be willing to talk to us at the next meeting about projects.

JoAnn Fratus, public attending was asked to add input. She said she has years of research that she will be providing. She is strongly opposed to the 5G, and will be fighting the addition of, as well as hiring a lawyer. She talked about the many situations causing health problems worldwide. She also added that they have not done a safety study on wireless telecommunications since 1980. JoAnn F. will also find out if the black holes in Orford would still afford enough signal to dial 911.

Mark A. said that some of the points of this discussion are not just safety, but the community discussion is also quality of life, and to be able to access basic human communication.

Charlie S. added that internet services in Orford are expanding with more companies coming in.

Other Business:

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

Respectfully submitted, Martha Rose, Orford Planning Board Secretary

Tentative Meeting Agenda for May 13th, 5:30 PM Town Offices

Mark A. made a motion to adjourn the meeting at 7:08 PM. The motion was seconded by Caleb D, and unanimous agreement followed.

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