

Unapproved

Orford Planning Board

July 7, 2025 Meeting Notes

**Town of Orford Planning Board
Meeting Notes July 8, 2025, Meeting**

Board members & staff present: Paul Goundrey - Vice Chair; Caleb Day - Acting Secretary; Renee Theall - UVLSRPC; Charlie Smith - Selectboard Member.

Board members absent: Mark Adamczyk, Tom Thomson, Ruth Hook, Ann Green.

Public attending in person: Harry Burgess, Pioneer Land Surveying LLC., Scott Sanborn, Cardigan Mountain Land Surveys LLC., Scott Marsh, Evelyn Fleming.

Public attending virtually: none

Paul G. called the meeting to order at 5:30 PM. A quorum was not present. The present board members decided to listen to any applications or informal concepts with the understanding that no decisions will be made as there was not a quorum present.

Item 2: Conceptual 90 Acre Lot Line Adjustment Application from Bear Hill Conservancy Trust (8-31 Lot 6) to Scott L. & Deborah J Marsh (8-31, Lot 8): After discussion, the board apologized to the applicant for a quorum not being present and it was decided that the application will be moved to Aug 12th meeting to be reviewed and deemed complete. Scott Sanborn, Cardigan Mountain Land Surveys LLC. outlined the proposed lot line adjustment of 90 acres to Deborah & Scott Marsh from Bear Hill Conservancy. The land being transferred is undeveloped and is not to be considered a separate lot of record and will be considered annexed from 008-31 Lot 6 to 008-31 Lot 8 if the application is approved at next month's meeting.

Item 3: Conceptual Schwarz Minor Subdivision (008-31-049): Harry B. outlined to the board the plan for a minor subdivision to create multiple lots: Lot 49E, a 2.95 acre lot. Lot 49F (120 acres) with two different access points of road frontage. Adding 0.25 acres from Lot 49 to Lot 53. Finally, Lot 49 (15 acres) with an existing house. The board discussed and recommended Harry B. discuss with the owner of Lot 53 (which currently has a ROW driveway through Lot 49) to encompass the ROW driveway as it would cause less complications for the future of that lot. Harry B. also stated he will be asking for a waiver on the details of surveying on 49F and plans to file this application for the August meeting.

Item 4: Fee Subcommittee Updates: Paul G. updated the board that he hopes to bring the proposed increased fees public hearing to the August meeting.

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Item 5: Planning Board Members: Caleb D. acknowledged the letter of interest from Kelly Monahan in being an alternate. The board acknowledged the need for more alternates and will discuss at the Aug 12th meeting. It was decided for Caleb D. to post a request for alternates on the list serve.

Other Business:

Review any new invoices/mail: none received

Respectfully submitted Caleb Day, Acting Planning Board Secretary

The meeting ended at 6:36PM.