Town of Stoddard

**PLANNING BOARD**

April 30, 2024

Town Hall – 7:00 PM

**DRAFT MINUTES**

**Pledge of Allegiance –** Bob Maden started the meeting at 7:03 PM and led the Pledge of Allegiance

**Roll call (**Rex Rodanas Completed Roll Call**)**:

**Present**: Bob Maden – Chair, Terri LaRoche – Selectmen Representative, Rex Rodanas – Member, and Harry Power – Alternate (moved to board to replace absent member)

**Absent:** Vickie Williams – Member/Secretary, excused, Jason Kovarik

**Guests Present**: Jon C Buschbaum (Envirospect Land Services, LLC), Len Weldon

**Pre-Application review: Boundary Line Adjustment for Leonard Weldon, tax Map 139-027 and Tax Map 139-029**

* Bob made a motion to hold a preapplication review for Leonard Weldon lot line adjustment, Seconded by Terri and unanimously approved.
* Bob explained pre-application review is just that, a review, it is not binding.
* Jon Buschbaum (surveyor) passed out copies of the BLA Plan that were well highlighted with proposed changes and walked through the plan to increase 139-27 by a bit less 3000 square feet of land currently part of 139-29.
* They have not completed the purchase, however the original purchase and sales agreement for 139-27 gave them the option to buy for $1.00.
* 139-27 has a variance approved to build. It is a non-conforming lot, but was an approved building lot when established (grandfathered). It will remain non-conforming but have a bit more room with the BLA.
* BLA is clear and straightforward, no additional questions.
* They would like an expedited review. It was explained we need the official application (including Mylar), and can not bypass notifications/process. If they can get this in quickly we will try to get all completed to place on 6/4 agenda (at the top of Agenda).
* Bob made a motion to close the review, Terri seconded, motion passed unanimously. Review was closed at 7:17 PM.

**Correspondence**

* March 28, 2024 Boundary Line Agreement for Map 131 Lot 6 and Boundary Line Agreement for Map 131 Lot 13 for the Robert Jalbert Revocable Trust
* August 30, 2023 Notice of Public Hearing for a Variance from the ZBA
* September 12, 2023 Notice of Public Hearing for a Variance from the ZBA
* September 12, 2023 Notice of Public Hearing for a Variance from the ZBA

**Budget** 76.59% of the budget remains

**Minutes of April 2, 2024**

Bob asked for comments on the 4/2/24 Draft Minutes. Terri noted the date of 4/4 was incorrect in the header. With that correction, Rex made a motion to approve, seconded by Harry and all were in favor.

OLD BUSINESS:

**Master Plan Survey – Final Review of Land Use Survey**

* Bob asked for feedback on the Survey and then reviewed his recommended roll out plan.
* The Survey was well done, cleared up potential “leading”, no changes required.
* Survey will be posted to Town Website 5/1, and all are encouraged to share via social media, Residents FB page, Emails to associations, friends etc.
* Bob shared for potential post card options, after discussion the Board felt #3 was best. Adding in full time and seasonalwording and changing the boxes to arrows. Would like to do a mass mailing, have available at Voting, Annual Meeting, Events etc.
* A motion was made by Terri to approve budget expense of up to $1500 to facilitate post card production and mailing. Seconded by Rex. Approved Unanimously.
* Will try to get an excel list of Property Owner Mailing Addresses from Town Clerk, hopefully in excel.
* All agreed the survey would close 7/20 so results can be tallied and prep completed for an August Forum.

**Housing statistics for Survey Results and Master Plan**

* Harry provided statistics on new Building permits from 2016 through 2023. There were a total of 57 permits that averages to 7+ a year:

|  |  |
| --- | --- |
| 2016 | 5 |
| 2017 | 3 |
| 2018 | 5 |
| 2019 | 10 |
| 2020 | 5 |
| 2021 | 8 |
| 2022 | 12 |
| 2023 | 9 |

* He noted in 2006 - 2010 there were 333 permits, 84 of which were new homes.
* It was noted that “new buildings” may not be giving us the full picture as some move up to their seasonal residence and convert or add on when they are full time.
* Bob reviewed the housing results drafted, he will add in the statistics from Harry and post it as “draft version”.
* As the message is clear that the majority want to keep Stoddard “as is” thought will have to be put into future CPOs to achieve that result.
* There was some thought there may not be a large number of buildable lots, or potential for subdivisions left. Terri is going to pursue to see if we can get any detail on what is “vacant” along with the details (size, lot number, owner etc.) from the assessing database

**Vertex Cell Tower Application – update**

* Bob emailed an update prior to the meeting; Vertex is going to the ZBA on 5/9 for special exception. The ZBA has notified them they still need a Site Pan Review. Bob will be unable to attend but encouraged others to do so and also read the CPO to understand the scope of ZBA vs Planning Board. Would be good to have someone there, but not a quorum. Terri indicted as she needs to recuse from this it would be better that she did not attend. Bob will ensure Chris is in the loop.
* As application for Site Plan has not been received yet, site plan would not occur until June or July (best guess)

**Upcoming Ballot Measures for CPO Amendments**

Have been posted and hopefully members have shared the claritywith their contacts.

**Site Plan follow up Monadnock Boat Storage**

It was noted that to date the Tree’s have not been planted. As that was only one the conditions of approval it was agreed we should do a follow up Site Plan review to validate compliance. It was agreed we would tentatively target 6/18 for this, and Bob as Chair will send them a letter to outline and verify the terms.

NEW BUSINESS

**Future CPO Amendments for upcoming fiscal year**

* Revisions are needed to ADU to correct errors made in the 2018 Changes.
* The Telecommunications Ordinance will need to be rewritten to clarify, and also incorporate any lessons learned from the Vertex Application.
* Commercial / Industrial Definitions and Language (including Home Business)
* Potential changes needed based on Survey Results and Master Plan Revisions.

Bob encouraged us all to reach out to any viable candidates for planning board we may know to join the board, even as an alternate.

Meeting was adjourned at 8:48 PM