

Town of Stoddard
PLANNING BOARD
Tuesday, February 6, 2024
Town Hall – 7:00 PM

DRAFT MINUTES

Bob called the meeting to order @ 7:00 PM and welcomed the guest present

PLEDGE OF ALLEGIANCE

ROLL CALL – Present – Bob Maden – Chair, Jason Kovarik – Vice Chair, Terri LaRoche – Ex Officio Selectboard Member, Vickie Williams – Secretary & Member, Rex Rodanas – Member.
Absent – Jason Russell – Member and Harry Power – Alternate

Guests – Pixie & Ray Durand, Geoff Jones and Jim Pollock

MINUTES OF DECEMBER 5, 2023

Terri Motioned to Accept the Minutes of December 5, 2023 as written. Jason K. Seconded. Motion Carried

MINUTES OF JANUARY 17, 2023

Jason K. Motioned to Accept Minutes of January 17, 2024 with amendments as handed out to the board. Rex Seconded. Motion Carried.

CORRESPONDENCE:

Vertex Towers Application – discussed later in New Business

NHDES Wetlands Permit for Tax Map 107 Lot 1 – culvert installation on residential property

Budget end 2024 – 86 % of the budget is left. Payroll has 70 % left for the year.

Secretary hours to date – 70 hours including 9.5 for January 2024.

Bob called to order the LBF/Walker & Pollock Boundary Line Agreement @ 7:15 PM

Bob introduced the members of the Planning Board. Ask that all remarks are made to the Board, all questions directed to the Board and to retain decorum and respect in addressing each other.

Geoff Jones – The agreement is pretty straightforward already agreed upon between the Town and the individual owners. An exclusion was based upon the encroachments for the Little Big Forest Project. The Boundary Line Agreement is to finalize agreements between the Town of Stoddard and the Owners Mr. Walker/Mr. Pollock. The only condition is that the plan be finalized and recorded.

Comments & Questions on this Agreement –

Mr. Pollock – The numbers on his deed for measurements do not correspond to the measurements on the finalized map, Mr. Pollock deed states he has a northern boundary line of 372 feet and the measurements show it being about 30 feet short. Board looked over the deed and the numbers on the map. There does seem to be a discrepancy on the map of 27.75 feet. The rest of the map is correct in the acreage and proposed acreage of Mr. Pollock. The Planning Board needs the correct figures to be shown on the map to be recorded at the Cheshire County Registry of Deeds.

Terri Motioned to Postpone the Public Hearing Meeting for the LBF/Walker & Pollock Boundary Line Adjustment to such a time the plan can be corrected to show the correct northern boundary measurements on Mr. Pollock's tract of land. All other information on the plan is correct including the acreage amounts. Vickie Seconded.

Discussion: - Jason Kovarik questioned if we should look at the Walker Property also to make sure that information was correct. Bob told Jason and the Board there were no issues on the Walker Property, was only questioned by Mr. Pollock. Jason accepted Bob's statement.

Vote Called for Motion. Motion Carried 4 - 0. Jason Kovarik abstained from voting on this motion.

OLD BUSINESS:

1. CPO Ordinance – Sign Ordinance - Terri believes the ordinance should be changed. It now reads a sign 6 feet but less than 20 feet except in rural district upon granting of a special exemption by the Zoning Board of Adjustment following a Public Hearing. Terri suggest we change the CPO to read and say any district, getting rid of the word rural and changing the word rural to any so that it says any district. So it would actually read a sign 6 feet but less than 20 feet except in any district upon granting of a special exemption by the Zoning Board of Adjustment following a Public Hearing.

Jason K Motioned to Accept this change. Rex Seconded. Motion Carried.

NOTE: This will have to have a Public Hearing and be taking to vote at Town Meeting to change the wording of the CPO.

2. Master Plan – Land Use Section Review – the Board went over and discussed sections for work or clarification of meaning, such as the table having information only through the year 2000 nothing current. Will check in with the Southwestern Planning Commission for update information. Bob has census information through 2022 he will send to Jason. Will ask Assessors Office for updated land use holdings now in Stoddard. Bob suggested that at the next meeting we review what was discussed with the corrected suggestions. Jason will try to get a copy to the board a week before the next meeting.
3. Housing Plan Survey – Have had 85 responses. Bob will send out another email blast, have had good replies.

NEW BUSINESS:

1. Budget submission to BOS – Bob took a look at last years budget, looked where we were at. We have a flat budget for next year same as this year including the publication money for the Master Plan/CPO. Increased payroll by \$500.00 for there will be more work for the Secretary as the Master Plan gets worked on and presented to the Town in 2025.
2. Vertex Towers, LLC Conditional Use Permit Application – Bob and Vickie both reviewed the application. The Town CPO has 3 sections in Telecommunications on Cell Towers. The Application was filed for a Tower in a residential area. When the application was reviewed it clearly showed the proposed site area is in the rural area of the property. Bob contacted the Town Attorney for clarification. The Attorney stated since the wording of the CPO is different in sections, according to the CPO the most stringent must then apply which is Section 1 of the CPO Telecommunications section which states that a cell tower in a rural section must have a Special Exemption by the Zoning Board of Adjustment. The Application was returned with a ruling on the finding of the Application having to be resubmitted to the Zoning Board of Adjustment for a Special Exemption in the Rural District where the proposed site is.
3. Draft of Land Use Survey – After discussing will work on the wording of some of the questions in Section 3. Remarks made on social media and verbally to Rex about the Land Use Survey on the Facebook Residents page the board needs to find a way to educate the public on why the Planning Board is asking for surveys regarding the Master Plan. We as a Board have no Agenda with these questions beyond finding out the residents' opinions on how the Town should be shaped moving forward and how they see the Future of Stoddard. Will table till the next meeting to reform the survey.

Rex, Bob and Jason Russell are up for re-election to office in May. Rex on the ballot because he was appointed to serve the term of a board member. Need to declare for candidacy at the end of March.

Vickie Motioned to Adjourn the Public Meeting @ 9:02 PM. Jason K. Seconded. Motion Carried.

Submitted
Vickie Williams
Planning Board Secretary