

STODDARD PLANNING BOARD MEETING MINUTES OF JANUARY 8, 2013

Submitted by stoddard on Fri, 01/11/2013 - 7:43pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD January 8, 2013

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Steve McGerty, Dian Mathews, Robert Fee, George Preston, John Halter, Selectmen's Representative, Harry Power, Margo Santoro, Alternates, and Lisa Davenport, representing the School Board. Excused was Terry McMahon.

Harry Power replaced George Preston, who arrived later (and Harry stepped down) and Margo Santoro replaced Terry McMahon.

Correspondence: Email from Terry re: draft of language to define planning of split lots; email from Terry re: requested info from Conservation Commission; email from Terry re: request to CC for definitions, email from Terry re: not able to attend meeting, with extensive notes on Developable Lots attached.

Minutes of previous meeting: Ruth Ward moved and Steve McGerty seconded to

approve the minutes of the December 4, 2012 meeting as presented, the board approved.

Public rudimentary questions: None

Old business: Old Business:

1. Subdivision lot size changes - postponed action until February meeting
2. CIP finalization - postponed action until February meeting
3. Developable lots - postponed action until Terry can attend.
4. Ruth Ward reported on the Conditional Use Permit meeting she attended with Terry McMahon and Christine Fillmore of the Local Government Center understand the Conditional Use Permits. Ruth read the changes she feels should be added to the Telecommunications Ordinance that is going to the voters the May. Christine Fillmore doesn't feel it is a big deal and there could be towers placed in the Residential and Lakeside Districts (All commercial uses are only allowed in the Rural District by special exception at the present time.) Steve McGerty noted that cell tower signals could reach no more than 1 1/2 miles. Margo Santoro said she has perfect reception all around Granite Lake on her Verizon Cell Phone. John Halter reported that he only has spotty reception where he lives on North Shore Road on Granite Lake. Could be 4 bars of reception and move a foot and no bars at all. The board is concerned with the timeline on getting the hearings in for these changed, if the board adopts them. Christine Fillmore also noted that the Planning Board might desire to keep the entire Conditional Use Permits with in the Planning Board's control, instead of first having to go to the ZBA for a special exception. With that in mind, the Board agreed to meet, in a work session, on January 22, 2013 in the Gould

House where a copier and the Planning Board files are available. The Telecommunications and Changes to Lot Size will be worked on.

New business: None

Subdivision applications: 7:15 PM - Held a public hearing on an application for a 2 lot subdivision on Tax Map #422, Lot #5 at the corner of Richer Road and Route 9 by Bradley, Jr. and Denise Pratt. Richard Drew, representing the Pratts, reviewed the application with maps. The lot of 2 acres that holds the buildings would be sold and the remaining property would be held in trust for their son. The access for the remaining lot will be off of Richer Road but the frontage for the remaining lot will be approximately 424' along Route 9. Having noted that the application was complete, a minor subdivision checklist was addressed. Robert Fee moved and Steve McGerty seconded to approve the subdivision, the board agreed. The Mylar and 3 copies of the plot plan will be delivered to Patricia Putnam and she will call Robert Fee for signatures, prior to recording the subdivision.

Site Plan Review: None

Other business: The board met with Lisa Davenport, representing the School Board, with a detailed explanation of the census v. building space needs at the school. The School Board is in the process to look into space needs at the school. Lisa said the building subcommittee has looked in to student census over the past and concluded that, by 2016, according to birth rate statistics, the census could meet 80 students. She also noted that about 28% of the town's students are home schooled. It those

students were to need local schooling, the facility has no space available for the additional classrooms to accommodate that influx. Lisa reported that the subcommittee is considering a 2 room, portable class building for the short term. That could cost \$20,000, per year, prior to having electricity and heat in the structure. Most of these portable structures are heated by Electricity, which would be very costly at the current electricity rates. On the long term, the choices are build an addition to the present plant or replace the entire school building with a new structure. The thought has been considered of constructing a new building, perhaps on the Cahill property, and negotiating with the Town to take over their present building for offices and other space needs. George Preston commented that the Lucy Hill Community Room would have enough space to accommodate 6 bays and all the equipment the Fire Department has. Further discussion noted that the student population in surrounding towns is on the decline while Stoddard's is going up. It was speculated that some of those towns, Marlow in particular, because of the close proximity, could tuition their grade school population to Stoddard. The reason that Stoddard's student census is increasing was thought to be the rental properties available to folks. If the economy rebounds, those rental properties would be sold and the student census would decline. The subcommittee concluded that by the next school year, they would need new space with the modular, portable, 2-room building for the stopgap. John Halter remembered, when his children were in the Stoddard School, in the 80's, the census increased and a portable building was acquired. The frost would heave the building, causing the doors to not open properly. They were forever shimmying to make the doors work. The insulation in the portable building caused breathing issues. Steve McGerty said there would be schools on Long Island, NY that are done using the modular units and want to give them away to clear their presents away. He will get telephone numbers for Lisa and the School Board. The 2nd Monday in February is the school budget hearing and the 2nd Monday in March is the School Annual Meeting.

Secretary's Cumulative Hours: 3.333

Adjourned: Robert Fee moved and George Preston seconded to adjourn at 8:50 PM, the board approved.

Respectfully submitted,

Patricia E. Putnam

Secretary

These minutes of the Town of Stoddard Planning Board have been recorded by the Town Board Secretary. Though believed to be accurate and correct, they are subject to additions, deletions and corrections by the Board members at the next meeting when the Board votes its final approval of the minutes. They are being made available at this time to conform to the requirements of NH RSA 91-A:2.