

# **PLANNING BOARD MEETING MINUTES OF JUNE 5, 2012**

Submitted by stoddard on Tue, 06/05/2012 - 10:19pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD June 5, 2012

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Robert Fee, Terry McMahon, George Preston, Dian Mathews, Stephen McGerty, Louis GrandPre', Alternate Margo Santoro and Alternate Harry Power.

Correspondence: Copy of list of residents wishing to be placed on newsletter email list, email reminder that Ruth is attending but Robert Fee will be the chair of the meeting, email from Margo that she has not had internet to research assignment but will get started, history of dump email from Ruth.

Minutes of previous meeting: Ruth Ward moved and George Preston seconded to accept the minutes of the May 1, 2012 meeting as printed, the board approved.

Public rudimentary questions: None

Old business:

1. Old Town Dump - Margo Santoro has researched the records of Annual Town Reports from 1969 through 1983 and reported that the site was "mini" closed in 1975 ahead of the mandated date by the State to close dumps. It continued to be used for disposal purposes, the final closing of the site was in 1981 and that there were repairs due to erosion issues in 1982 and 1983. Thurston Williams owned the parcel and experienced Federal Super Fund Action at his business, O K Tool, in Milford with that property being seized by the Federal Government. His son, Rodney Williams, now owns the dumpsite. The board felt that the town's responsibility should be researched. After discussion, Robert Fee moved and George Preston seconded to consult the board's attorney any action the Planning Board should take, the board approved. Ruth Ward will gather the information and send it to the board members for their information. After the board has approved the format, Ruth will submit it to the board's attorney, Silas Little, for his advice.

2. Cell Tower investigation report - Ruth Ward reported that she has met with Carol Ogilvie to follow up with Silas Little's vetting questions on the board's Cell Tower Regulation. After reviewing the draft ordinance, Carol tweaked the original draft cell tower regulation. Ruth also learned that the cell tower regulation could be permitted using a Conditional Use Permit. This permit would exclude the requirement to apply to the Zoning Board of Adjustment for a Special Exception. She learned that several County of Cheshire towns are using Conditional Use Permits to regulate innovative land uses. She referred to an article published in the Town and City magazine that the Local Government Center published in 2006:

**Q. What is a conditional use permit?**

**A.** A conditional use permit is a tool used by municipalities to implement "innovative land use controls" adopted pursuant to RSA 674:21. Land use activities can be divided into three categories: (1) "permitted" uses that are allowed in certain areas without the need for a special permit (such as a single-family home in a

residential zone); (2) prohibited uses that are not allowed in certain areas; and (3) the middle ground of uses that might be beneficial but can create problems if not controlled properly. Examples of middle ground uses might include construction in wetlands or wetland buffer zones, location of telecommunications facilities, or clustered residential developments. Conditional use permits address this middle ground of uses. By placing certain conditions on them and requiring a separate permit approval process, the municipality can allow property to be used in ways that will benefit the community while still controlling the potential risks.

Terry McMahon suggested that each board member study the Conditional Use Permit on the LGC web site.

Terry also agreed to glean the Innovative Land Use document and give the board members a review of the important issues (the document is 400 pages long).

New business:

1. Election of Chair and Vice Chair - Ruth Ward moved and Terry McMahon seconded to appoint Robert Fee as Chairman for the year, Robert accepted the position and the board approved. Terry McMahon moved and Dian Mathews seconded to appoint Ruth Ward as Vice Chairman, Ruth accepted the position and the board approved.

2. Harry Power advised that the board read up on Site Plan Review to be knowledgeable when/if Kenneth Holland is granted a special exception to have a business on Juniper Hill Road and should apply for a Site Plan Review before the Planning Board.

Subdivision applications: None

Site Plan Review: None

Other business: None

Secretary's Cumulative Hours: 50 1/4

Adjourned: George Preston moved and Robert Fee seconded to adjourn at 7:55 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.