

STODDARD PLANNING BOARD MEETING MINUTES OF 7-2-2013

Submitted by stoddard on Tue, 07/02/2013 - 5:19pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD July 2, 2013

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Ellen Mason, Chris Madden, Dale Smith, Dian Mathews, Steve McGerty, Harry Power. Excused was Margo Santoro.

Correspondence: Email from Terry McMahon on update suggestions to CPO.

Minutes of previous meeting: Dian Mathews moved and Dale Smith seconded to accept the minutes of June 4, 2013 as presented, the board approved.

Public rudimentary questions: None

Old business: Developable Lot Study - Dian Mathews showed the board the maps that Terry McMahon and she made up showing various constraints on lots large enough to allow development in town. Terry supplied 2 discs of information and

Dian will make copies for each board member. It was obvious that Terry and Dian did a huge amount of work gathering the information and Dian admitted that they worked from maps and groundwork should be necessary to confirm their assumptions. It is very hard to understand the conditions on a piece of land without checking it in person. The board thanked Dian (and Terry) for their work on this project. Ellen Mason will bring a laptop computer so discs can be seen during the meetings.

New business:

1. Rodney Williams - Harry Power, representing Rodney Williams, reported that Mr. Williams' application for a building permit was denied on Tax Map # 102 Lot # 81 due to set back issues. Mr. Williams applied to the ZBA for a variance but was denied. Mr. Williams appealed to the Cheshire County Superior Court which denied his application, noting that the ZBA was right in it's ruling. Mr. Williams is now purchasing abutting Lot # 80 to meet the set back requirements. Harry noted that the Planning Board can comment on a building permit being issued on a Class VI or Private Road but the Board of Selectmen has to make the decision on approving the building permit.

Dale Smith asked on about the road condition. Can the Fire Department get down there with their equipment? It was thought that the road would allow that equipment's access. The new lot will be 100' wide and 250 +/- deep. Harry reported that Marlow does not allow building permits to be issued on a Class VI or Private Road.

Ruth Ward asked if Mr. Williams would consider setting the buildings a bit farther back from the lake but he was disinclined to move them. It was noted that the lots will have to be voluntarily merged to allow the set backs to comply.

On a roll call vote the members had no objection to Mr. Williams's plan:

Dian Mathews - approve

Chris Madden - OK

Dale Smith - OK

Ellen Mason - OK

Steve McGerty - OK

Ruth Ward - OK

2. Brian Michaud - was present to support Mr. Williams

3. Voluntary Merger for Henry Grabarz

Subdivision applications: None

Site Plan Review: None

Other business:

Ruth Ward reported on the Annual Meeting of the SWRPC. There is a transportation project about to start on Route 9 between the Sullivan bypass through to the intersection of Route 31 in Hillsboro.

Dale Smith asked about Amelang's promise to place 32 acres of land in a

Conservation Easement off Whitney Road. Mr. Amelang has sold his interest in the property and never conserved the parcel. It was noted that the subdivision that he was promising to conserve the parcel in was denied. The board decided to appoint a member to follow each subdivision to completion. Each subdivision would have it's own board member, not one board member to be assigned all subdivisions. It was noted that the ZBA goes back and takes pictures to make sure the conditions of a variance are adheared to, after a certain amount of time, ususal 6 months.

Dale Smith suggested that changes to the minutes of a meeting should go through the chairman and not have various members contact the secretary themselves.

Secretary's Cumulative Hours: 4.00

Adjourned: Dale Smith moved and Ellen Mason seconded to adjourn at 8:17 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.