

PLANNING BOARD MINUTES OF MEETING OF AUGUST 2, 2011

Submitted by stoddard on Wed, 08/03/2011 - 11:27am.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD August 2, 2011

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Terry McMahon, Robert Fee, George Preston, Matthew Wheeler, Arnie Stymest, and Alternate Harry Power sitting in for Dale Smith.

Absent was Dale Smith.

Correspondence: email from Monadnock Boat Store - extend deadline for septic system completion (75 days to obtain permits from the State). Various emails back and forth between members on research for Building Permit Fees justification.

Minutes of previous meeting: Robert Fee moved and Matthew Wheeler second to accept the minutes of July 5, 2011 as corrected.

Corrections: Under Old business - change The town has adopted a zoning regulation that assigns that responsibility to the Planning Board to read A 2008 warrant article was adopted by the legislative body of the Town of Stoddard (town meeting) that assigns that responsibility to the Planning Board. Also the

number of new home building permits issued for 2009 was 7 (not 9) making the total new house building permits number 84 (not 86). In the following paragraph on surrounding towns, Harry Power indicated that one (not none) of the towns have adopted building codes.

Public rudimentary questions: None

Old business: Ruth Ward asked if the board members were prepared for the August 16th meeting and public hearing on increasing building permit fees. Harry Power indicated that the average building permit requires at least 2 visits to the property, research on line of the parcel's deed, checking the property record file for any notations from past issues. He related that one of the parcels that lacked a building permit of any kind has required numerous calls for legal advice and appearance in court. The legal costs, alone, are over \$1500.00, which the town will try to recoup through judicial order in court. He also said he feels that most builders are aware of his presence and authority in town and are following the regulations to acquire building permits prior to starting construction. The number of new house building permits for the period of 7/1/2010 - 6/30/2011 is 10 with another 40 permits for various additions, decks and outbuildings. The compliance officer cost of these permits is \$5030.00. That does not include the administrative costs to pick up the additions by the assessor and support staff recording, filing and mailing the permits out to applicants. After careful consideration Matthew Wheeler moved and George

Preston seconded to present the revised schedule of permit fees to the attendees at the public hearing.

Revised fees:

Commercial	\$750.00
New Dwelling	\$350.00
Additions & Garages	\$200.00
Sheds, Decks over 144 sq. ft.	\$100.00
Sheds, Decks under 144 sq. ft.	\$ 75.00

The board approved the revisions.

New business:

1. Steep slope and soil condition as considerations on development - Matthew Wheeler is working on a visual presentation for the public on developable parcels that remain after steep slopes and soil conditions are factored in.

2. The secretary advised of an addition to the subdivision checklist that requires subdivisions, not being served by municipal sewer and one (or more) of proposed lots is less than five acres, or if one or more of the proposed lots lie within the 250' shoreland protection zone, the subdivision must have State Subdivision approval (State fee is \$300/lot). The board agreed that the item would be added to the subdivision checklist.

Subdivision applications: None

Site Plan Review: None

Other business:

Secretary's Cumulative Hours: 12.75

Adjourned: Harry Power moved and Robert Fee seconded t
adjourn at 8:33 PM, the board agreed.

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.c