

PLANNING BOARD MEETING MINUTES OF 8-6-2013

Submitted by stoddard on Fri, 08/30/2013 - 3:50pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD August 6, 2013

MEETING CONVENED AT 7:00 PM

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

Correspondence: Minutes of ZBA meetings of 6-20 & 7-18 and 2 notices of decisions from those meetings, Request for Project Review by NH Division of Historical Recourses for Beach Access at Granite Lake

Minutes of previous meeting: Ruth Ward pointed out that Amelang was spelled Ameland at one spot. Ellen Mason moved and Dian Mathews seconded to accept the July 2, 2013 minutes as corrected, the board approved.

Public rudimentary questions:

Old business:

Terry McMahon met with the board to explain the process that he and Dian Mathews used to develop the mapping project. These maps attempt to show the physical condition of all parcels in town. This information should be used to revise the Community Planning Ordinances. He explained that they used the town's maps and GIS information to create the maps. This work was done to try to provide direction on future ordinances or changes to existing ordinances. They would include addressing steep slopes and wetlands as a part of those ordinance change considerations. Dian and Terry concluded that there are about 1000 developable lots in existence now. The database, provided on CDs should be kept up to date via building permit data.

New business:

Master Plan Update - Land Use (Section II) & CPO Land Use. Ruth Ward went over the Land Use section 2 of the Master Plan and noted that on page 16 the developed parcels are probably outdated and should be changed. Dian Mathews will contact SWRPC for existing list updating. Harry Power and Ruth Ward will work on listing home occupations that are known to be in existence presently. On page 17 the section addressing the "Need for Centralized Town Offices" should be eliminated due to the new facilities the town officers are housed in now. It was noted that the board should work with Jim Coffey to ascertain the percentage of housing stock that remains seasonal. It was also noted that the "Explore Feasibility of Hiring a Compliance Officer" should be removed, as there is a Compliance Officer on board now.

Revisit Cell Phone Coverage - The board wrote an ordinance but our attorney said it was too restrictive. The members wondered if the ordinance should be a part of the Site Plan Review process as it is in Hancock. With a Conditional Use

Permit plan, the ZBA would not be involved in placement, etc of Wireless Communications Towers. Chris Madden explained that the technology is fast evolving and if a tower was placed on the Pitcher Mountain Fire Tower, it could cover over a mile radius.

Accessory dwelling units (Efficient Gov) - These are already addressed in our ordinances.

Subdivision applications: None

Site Plan Review: None

Other business: Angel Nicoletti met with the board to learn what could be done to assist Natalie Osborne in establishing a lot line adjustment to allow her to sell one part of her property. The board suggested she work with her surveyor, John Bridges, to have the lot line placed to provide each lot with 2 acres and 150' of frontage on a road.

Secretary's Cumulative Hours: 12 1/2

Adjourned: Dian Mathews moved and Chris Madden seconded to adjourn at 8:50 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.