

# **PLANNING BOARD WORK SESSION MEETING MINUTES OF 1-22-2013**

Submitted by stoddard on Wed, 01/23/2013 - 12:27am.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE WORK SESSION HELD JANUARY 22, 2013

MEETING CONVENED AT 7:00 PM

Members attending included: Steve McGerty, Ruth Ward, Robert Fee, Terry McMahon and alternate, Harry Power. Absent were George Preston, Dian Mathews and Selectmen's representative.

Correspondence: None

Minutes of previous meeting: None

Public rudimentary questions: None

Old business:

1. Subdivision lot size changes - Robert Fee read his draft to increase the size of lots in the Rural District to 5 acres with a minimum of 150 feet of frontage on a road and in the Residential Districts to 3 acres with a minimum of 75 feet of frontage on a road. Bob explained that the voters elected him to insure the town remains as it is, with a rural, recreational tone. After a brief discussion, Robert Fee moved and Harry Power seconded to propose an increase of future lot sizes in the Rural District to 5 acre minimum with 150 feet of road frontage and the Residential Districts 1 & 2 shall increase to 3 acres minimum with 75 feet of minimum road frontage. The board approved the change with Terry McMahon opposing. If these changes are adopted, the Zoning and Subdivision regulations will reflect these changes.

The ordinance will read:

Rural Residential Lot size increase:

This proposed ordinance will increase future lot sizes in the Rural District to a 5

acre minimum with 150 feet of road frontage and in the Residential Districts 1 & 2

shall increase to 3 acres with 75 feet of minimum road frontage.

2. Conditional Use Permits - Ruth Ward read her draft change to the afore accepted Personal Wireless Service Facilities Ordinance to allow Conditional Use Permits to be administered by the Planning Board alone. The placement of commercial facilities is restricted to the Rural District by Special Exception, granted by the Zoning Board of Adjustment at the present time.

Ruth Ward further explained that the process of Wireless Communications placement would be stream lined and Steve McGerty agreed that the process should be stream lined. Harry Power spoke in favor of remaining with the Zoning Board of Adjustment for all commercial proposals. Robert Fee was in favor of having both boards look over applications. Harry Power reminded the board that there could always be joint meetings with the ZBA & PB hearing the application. Ruth Ward was looking into which board should take the application first. Harry Power said these facilities are commercial development.

Terry McMahon moved and Ruth Ward seconded to adopt Conditional Use Permits with the Planning Board handling the entire application, the board agreed with Robert Fee opposing.

It was left that the Secretary will type up the changes and get them off to Silas Little, Attorney, for Vetting.

The Ordinance will read:

This ordinance is adopted by the Town of Stoddard on \_\_\_\_\_ in accordance with the authority granted by the New Hampshire Revised Statutes Annotated 674:16. In addition, pursuant to the provisions of NH RSA 674:21, the Stoddard Planning Board is hereby granted the authority to issue Conditional Use Permits for the establishment of Telecommunication Facilities placement, subject to the provisions in this Ordinance and to be the sole board to administer this ordinance.

Also: Section IV - Location of Telecommunications Facilities

Telecommunications Facilities may be permitted in all Districts. Towers shall normally not be approved in open fields, even if disguised as flagpoles. When possible, wireless communications facilities should be placed within existing buildings or structures so as to hide or camouflage them. These facilities will not, in any way, detract from or impair the historical appearance and nature of the Town, specifically in the historically significant Stoddard Center Village, as well as other areas of the Town that are deemed historically significant to the maintenance of the Town's heritage and historical nature. Any telecommunications facility located within a historic structure shall not alter the character-defining features, distinctive construction methods, or original historic materials of building. In rural portions of the town, where structures may not exist for camouflaging, the placement of towers and associated facilities within permanently wooded areas is encouraged so that native species of trees can provide natural camouflage.

In no case, shall such facility be sited in a location that would impact any view to the mountain ridges, lakes and recreational trails.

Construction of new towers for telecommunication facilities is discouraged, except when and where no reasonable alternative exists.

Also: Section VI - #4 - Setbacks and Separation. In addition to compliance with the minimum

zoning district setback requirements for all structures, towers shall be set back a distance equal to 150% of the height of the tower from all property lines (fall zone).

New business: None

Subdivision applications: None

Site Plan Review: None

Other business: None

Secretary's Cumulative Hours: 13.8

Adjourned: Terry McMahon moved and Ruth Ward seconded to adjourn at 8:24, 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.