

PLANNING BOARD MEETING MINUTES OF AUGUST 7, 2012

Submitted by stoddard on Wed, 08/08/2012 - 11:54am.

Preliminary

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD AUGUST 7, 2012

MEETING CONVENED AT 7:00 PM

Members attending included: Robert Fee, Ruth Ward, Terry McMahon, Dian Mathews, Steve McGerty, Selectmen John Halter and Louis GrandPre' and Alternates Harry Power and Margo Santoro. Absent was George Preston. Harry Power sat in for George Preston.

Correspondence: email from Terry re: Stoddard's proposed newsletter; Voluntary Merger for Dudley Baker; email from Kimberly Goddu re: Wellhead protection; email from Lisa Murphy re: Terry's email thoughts; letter from Silas Little re: Old Dump site.

Minutes of previous meeting: Robert Fee moved and Terry McMahon seconded to approve the minutes as presented, after a correction by Harry Power when the minutes first were sent out, the board approved.

Public rudimentary questions: None

Old business:

1. Personal Wireless Service Facilities Ordinance - when considering the upgrading of the Personal Wireless Service Facilities Ordinance the board wondered why the town would want the Commercial in a Rural District process to bypass the Zoning Board of Adjustment. Harry Power noted that the board would have to change the zoning ordinances controlling Commercial and Industrial applications. Robert Fee asked what the Conditional Use Permit allowed. Ruth Ward thought it would allow development on a tract of property to have clustered housing, with the same area per plot, to have a common access to cut down on the amount of curb cuts along a road. John Halter explained that the Village District exists for an explicit purpose - such as Granite Lake Village District controls the lake's damn. When Ruth Ward was consulting with Carol Ogilvie, Carol assumed that Stoddard has a Conditional Use Permit, which it does not. This item was placed on the back burner until Ruth Ward can find someone, who is well versed, to explain the dynamics of Conditional Use Permit to the board. If the Conditional Use Permit should become law in Stoddard, it was noted that the AT&T application would not fall under this section of the ordinance because its application was made prior to the passage of the section.

2. Old Dump issue - Silas Little's letter to the board was reviewed by the members, who concluded that the parcel is not being brought to the board with a complaint. Until such appeal is presented, the board will not open the issue. Robert Fee moved and Dian Mathews seconded to take the Attorney's advice, the board approved.

3. Lisa Murphy answer to email on questions submitted by the Secretary - Terry McMahon noted that he had sent a reply to all when he received the letter the

secretary composed to Lisa Murphy.

4. Update on Holland case @ ZBA - Harry brought the board up to speed about the on going Holland case. He explained that the ZBA has denied the Holland application. Mr. Holland can ask for a rehearing or go to the Superior Court. Halter presented the Superior Judge's ruling that the original appeal was not presented in a timely manner and the original order stands. When asked about a couple "illegal business" complaints, placed by Ken Holland, that were given to the Board of Selectmen, Harry Power, Compliance Officer, was asked to research each. He explained that one of the so-called businesses has no sign of any business at the property. As such, the business is considered a home occupation and falls within those parameters of a home occupation regulation. The Selectmen found no merit to that complaint.

The second business will be reported upon at the August 13th BOS meeting.

New business:

1. Checklists review - Robert Fee read and explained the various checklists that are an integral part of any application before the Planning Board. The review was initiated to bring the new members of the speed. He found it enlightening to go over each for all the board members. Harry Power reminded the board to be specific with any developer, in order to protect the town's interests. There is a section that allows the board to participate in a site visit, which has been helpful in past applications.

2. Newsletter update - Terry McMahon presented a form that he has constructed to collect information to be given out, via newsletter email, to interested persons in town. He noted that the draft newsletter had little participation a couple years ago. He added that the only parties submitting information for that draft were the

Planning Board and Building Committee. Terry remains certain that a 25-year plan needs to be considered in order to have any lasting informational value. He referred to the past several years that the town has seen fit to deny funding for centralized town offices. The current effort is gaining email addresses of interested parties, which are placed on an email list, at the Town Clerk's office during vehicle registration time. Terry mentioned that in the past the SB had insisted of editorial right before publishing, but John Halter questioned the practice, and wanted to take this up with the present SB.

Dian Mathews said her impression was that it had to be technical input in order to be included. Margo Santoro wondered if the Stoddard Congregational Church Newsletter would consider adding a page in their mailing.

Subdivision applications: None

Site Plan Review: None

Other business: There was a question on what would happen to the vast tracts of land that George Cahill owned. Even though there are a large number of parcels that are eased for conservation protection, he also held many that are not protected. There

was no idea what would happen and that is a concern for the future, now that he has passed away.

Secretary's Cumulative Hours: 13.50

Adjourned: Robert Fee moved and Steve McGerty seconded to adjourn at 8:42, 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.