

# **PLANNING BOARD MINUTES OF MEETING AUGUST 15, 2011**

Submitted by stoddard on Wed, 08/17/2011 - 3:18pm.

**TOWN OF STODDARD**

**PLANNING BOARD**

**MINUTES OF THE MEETING HELD August 16, 2011**

**MEETING CONVENED AT 7:00 PM**

Members attending included: Ruth Ward, Robert Fee, Matt Wheeler, Arnie Stymest and Harry Power, alternate in for Terry McMahon. Excused was Terry McMahon and absent were Dale Smith and George Preston.

Correspondence: Letter from Skyline Property Advisors, LLC concerning replacement of microwave dishes for Public Safety installation on Pitcher Mountain at the Fire Tower.

Minutes of previous meeting: None

Public rudimentary questions: see under public hearing

Old business: None

New business: The letter from Skyline was read and Robert Fee moved and Ruth Ward seconded to require no action by the Planning Board in this replacement project, the board approved. The secretary will write them a letter to this effect.

Subdivision applications: None

Site Plan Review: None

Other business: 7:00 PM - Public Hearing on Building Permit Fee increases - Harry Power outlined the budget for the Compliance Officer - 2010-2011 = \$5030.00 plus legal fees being incurred on a violation on Old Antrim Road. He reported on the building permits issued in surrounding towns (Washington, Gilsum, Marlow, Nelson and Hancock) and of the approximately 101 building permits being issued among the 5 towns and Stoddard, Stoddard is issuing about 50% of those permits.

Lou GrandPre' said this is Stoddard and the town is unique. He recalled that when he got a building permit for his home in 1980 there was no fee at all. He felt the building permit fees that are being charged should not be compared to any other town. He said the fees should only cover the costs incurred administering the permits.

Robert Fee noted that he has an issue with any fees X total permits, if it should result in a balance of fees, the applicants should be refunded the extra money. He does not want the Town to make money on Building Permits Fees.

Matt Wheeler reviewed the history of the Compliance Officer and reported that in 2008 the Town Meeting authorized the Selectmen to hire a Compliance Officer and that the building permit fees should cover the cost. The Compliance Officer was

hired in 2009 and the fee for each building permit case is \$75.00 for the first 2 visits. If there are any more visits needed the building permit indicates the applicant can be charged an additional \$40.00. The Compliance Officer is also reimbursed mileage for his trips. The Mileage reimbursement is set at \$.45/mile, by the Selectmen. Harry said he has, to date, never charged \$40.00 to the applicant for additional trips.

Harry explained the items that he is responsible for include:

Is it in a flood zone?

Are the set backs met?

Is the construction within 250' of the shoreland? - if so -

applicant needs to apply for a permit from the State

Check for a PUC from the state on any new construction that includes a new heating plant.

Fire Department must inspect the new furnace before occupying structure.

A residential application has to include septic loading.

Any contractor working on a building built prior to 1978 - must give the Applicant a booklet, which he/she signs a receipt for, to advise the danger of lead paint exposure.

Check class of road - have a waiver signed if on a class VI road (RSA674:41).

Make sure there is a building permit issued for the construction.

If an outdoor wood furnace is planned, there is a 2008 law that governs that installation.

Keep abreast of all new laws adopted by the state or federal

government to keep up with any enforcement items. Harry said there are numerous calls to his office with questions from applicants and contractors.

Arnie Stymest thought the fees being proposed are just and suggested the board review the budget vs. fees in a year.

Robert Fee thought the board should review the fees every year.

Ruth Ward moved and Harry Power seconded to close the public hearing at 7:33 PM, the board approved.

Ruth Ward moved and Matt Wheeler seconded to adopt the proposed fees, effective September 1, 2011, to be reviewed in a year, the board voted 4 yes and 1 no.

Secretary's Cumulative Hours: 22.25

Adjourned: Harry Power moved and Robert Fee seconded to adjourn at 7:41 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.