

PLANNING BOARD MEETING MINUTES OF 9-3-2013

Submitted by stoddard on Fri, 09/06/2013 - 3:44pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD SEPTEMBER 3, 2013

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Dale Smith, Dian Mathews, Ellen Mason, Margo Santoro and Harry Power. Excused were Christopher Madden and Stephen McGerty. Members from the ZBA were present: Angel Nicoletti, Richard Scofield, Paul Krampfert and Edmond Saleski.

Correspondence: ZBA notes on Natalie Osborne application.

Minutes of previous meeting: Ellen Mason moved and Dian Mathews seconded to approve the minutes of the August 6, 2013 meeting as presented, the board agreed.

Public rudimentary questions: None

Old business: Continuing work on Master Plan Update - Dian Mathews addressed

the update that is underway for the Master Plan and suggested that the board concentrate on one section at a time as the entire document is too massive to work on at once. She will contact Terry McMahon to learn where to data for various charts were gleaned. There was some mention of the change from 2 acres to 5 acres, per parcel, that Robert Fee was addressing at one time. Harry Power and Margo Santoro volunteered to work on lot sizes and Dale Smith agreed to work on having the parcels remain at 2 acres. Ellen Mason will check out the data on charts for updating. It was noted that much of the data is not reflective of current status (ex: seasonal vs. year round residences has changed considerably).

Harry Power reported that he found it impossible to estimate the number of home occupations there are in town.

ZBA - Natalie Osborne - request for a lot line adjustment. The ZBA members discussed the problems that Ms. Osborne has with her property. Ruth Ward had checked into the Community Planning Ordinance for non-conforming lots. She and Margo Santoro felt that the non-conforming lots straddling district lines - are required to follow the more restrictive regulations. This property is divided between the Residential District and Lake Side District. Harry Power recommended the board require a perk test prior to any lot line adjustment to be sure there is room for building. Ruth Ward will meet with Silas Little, Atty, to learn the legal result that occur if the lot line adjustment, resulting in a reduction in the size of an already non-conforming lot, is approved. Angel Nicoletti urged the board to clarify the Community Planning Ordinance to reflect the practiced requirement to follow the more restrictive regulations in properties lying in two districts. The board agreed that clarification must be added to the CPO.

New business: Voluntary Merger for Rodney & Dale Williams (tax map # 102 Lots 080 & 081 on East Shore Road). After consulting the property tax maps, the Chairman signed the merger and the secretary will have it recorded.

Subdivision applications: None

Site Plan Review: None

Other business: Margo Santoro reported that she had researched the original subdivision request by Todd Amelang and found that he had reportedly planned to conserve a 42 acre parcel in Conservation Easement. She found that he never recorded that Conservation Easement plan. The board felt there was little they could do at this time as the property has passed from Mr. Amelang to Mr. Ambrose. It was suggested that the board follow up on further plans presented to the board to be sure promised plans are followed through on.

Secretary's Cumulative Hours: 19

Adjourned: Harry Power moved and Dale Smith seconded to adjourn at 8:37 PM, the board approved.

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.