

PLANNING BOARD MEETING MINUTES OF 9-6-2011

Submitted by stoddard on Wed, 09/07/2011 - 11:30am.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD September 6, 2011

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Terry McMahon, Robert Fee, George Preston, Matthew Wheeler, Arnie Stymest, Margo Santoro and Harry Power was invited to sit in for Dale Smith who was absent.

Correspondence: Voluntary Merger for McNemar of Tax Map # 102, Lots # 72 & 73.

Minutes of previous meeting: Terry McMahon moved and Robert Fee seconded to approve the minutes of the August 2, 2011 meeting as printed, the board approved. Ruth Ward moved and Robert Fee seconded to approve the minutes of the August 16, 2011 Public Hearing as presented, the board agreed.

Public rudimentary questions: None

Old business: Matthew Wheeler reported that he is working on the steep slopes overlay to reference parcels on the "property

open to development" map to show where the steep slopes (over 12%) prevent construction. The resulting overlay map will assist the board in understanding when a parcel really should not be developed due to those steep slopes. Matt will continue to work with SWRPC to learn of their maps availability for the Stoddard CPO. He said Lisa Murphy was overwhelmed with most of the members of the SWRPC staff being on vacation the week he called. He will contact her this month with a request for any overlay maps they have that will assist in the update of our developable parcels map.

Terry McMahon would like the board to be able to look at maps and remove parcels that contain 12% or higher steep slopes from the buildable parcels mapping.

Robert Fee suggested that the board investigate purchasing a lap top computer and software like DeLorme (located in Freeport, ME) to use for overlay map conditions on any parcel in town and to present power point displays at meetings and for public hearings.

Terry McMahon inquired if the Planning Board budget contains the funds to purchase such a program and computer.

The secretary didn't know but will check on that for the board.

New business: Ruth Ward reminded the board that a Wind Power Ordinance really needs to be written and ready to present to the public in early spring. She requested that the board members bring their suggestions to the October 4th meeting.

After consulting the Tax Map # 102, Lot # 72 & 73 being contiguous, the Voluntary Merger form was signed by the chairman and the secretary. The secretary will take it to be recorded.

Subdivision applications: None

Site Plan Review: None

Other business: Robert Fee reported that he has noticed that Monadnock Boat Store is open for business and wondered if that was permissible with the Septic System install deadline date of January 1, 2012. The board decided to have the secretary write the Monadnock Boat Store a letter reminding them of the condition for operation of the business being the deadline for septic system installation.

Harry Power read several new laws that were enacted during 2011:

House Bill 2 (Chapter Law 224 - adds a new permit by notification with DES requires a decision of 5 business days of receipt of a permit by notification filing. The department shall issue a written notice to the property owner or agent stating the permit is accepted or rejected. If the DES fails to respond to the written request within an additional 5 days, the property owner shall be deemed to have a permit by notification and may proceed with the project. Projects eligible for permit by notification include construction, excavation and filing or other

activity that impacts less than 1500 sq. ft. and adds no more than 900 sq. ft. of impervious area within a protected shoreland area.

Senate Bill 144 (Chapter Law 215) expands the exemption for approved subdivisions from changes to municipal regulations and ordinances from 4 years to 5 years. The law also expands the time period from 12 months to 24 months for that project to obtain vested rights by achieving the "active and substantial" development standard.

House Bill 316 (Chapter Law 206) offers landowners the right to have involuntarily merged lots to be restored to their premerger status, even if the owner did not hold legal title at the time of the merger. Owners have until 12/31/2016 to request the restoration. The town will have the burden of proof to show that a previous owner voluntarily merged the lot.

House bill 109 (Chapter Law 203) ruled that the planning board can no longer require or adopt any regulation requiring, the installation of a fire suppression sprinkler system in proposed 1 or 2 family residences as a condition of approval for a local permit

Senate Bill 20 (Chapter Law 141) relates to Shoreland Protection Permits - commercial or industrial redevelopments with an approved alteration of terrain permit for impacts on shoreland areas are not required to also gain a permit under the Shoreland Water Quality protection Act.

Senate Bill 38 (Chapter Law 143) allows excavating and Dredging permits issued under RSA 482-A:3 as well as permits under the Shoreland Protection bill will now be valid for 5 years

with a possible extension granted by the DES for another 5 years.

Senate Bill 21 (Chapter Law 195) allows exemptions from excavating and drainage permits are expanded to include various ditches for controlling spring and storm water run-off to be maintained, repaired, replaced or modified as necessary to preserve their usefulness without a permit.

House Bill 317 (Chapter 129) regulates Carbon Monoxide Detection Devices in dwellings, if there is no attached garage or does not contain an appliance or device that uses a combustion method of burning solid, liquid or gas fuel. If such is added to a dwelling or rental unit, a Carbon Monoxide detection device shall be required.

Ruth Ward mentioned presenting a "Planning for Change" program with SWRPC leading the presentation. She would invite all boards in town to attend.

Terry McMahon suggested that each board member write a description of the problem or nature of the change so Lisa Murphy will be able to address specific issues in Stoddard in her program.

Secretary's Cumulative Hours: 27.75

Adjourned: Harry Power moved and Robert Fee seconded to adjourn at 7:35 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.