

PLANNING BOARD MEETING MINUTES 10-02-2012

Submitted by stoddard on Fri, 10/05/2012 - 12:36pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD October 2, 2012

MEETING CONVENED AT 7:25 PM

Members attending included: Terry McMahon, Dian Mathews, George Preston, Steve McGerty, Harry Power & Margo Santoro. Excused were Ruth Ward and Robert Fee. Absent was Selectmen's representative. George Preston was appointed acting chairman for the night.

Correspondence: Email from Bob Fee - can not attend meeting, email from Ruth - can not attend meeting, email from John - will be attending, email from George - outlining subjects to attend to at meeting, email from George on changes to minutes, email from Bob Fee on answers from LGC on subdivision issues.

Minutes of previous meeting: Dian Mathews moved and Terry McMahon seconded to approve the minutes of September 4, 2012 as corrected, the board approved.

Correction - under subdivision applications - strike: there has to be regulation, in place, to control such clear-cutting that no vegetation is left to control erosion and substitute: this kind of logging operation should conform to "best practices" leaving

slash and brush on steep slopes to prevent erosion and nourish the soil.

Public rudimentary questions: None

Old business:

1. Update Master Plan - the board held a lengthy discussion on the Master Plan update with Terry McMahan presenting and explaining the process. He passed out a flow chart of how he feels the update should be approached. The board was in general agreement that it is necessary to have various groups of residents involved from the different sections of town (Granite Lake Village District, Hidden Lake Association, South Stoddard, Mill Village for examples) to glean a meaningful cross section of input to reveal interested peoples' view of Stoddard for the next 10 years or so. It was thought that a sub-committee could be appointed to work on the update and then report to the entire board for its approval. Dian Mathews shared that a School Space Committee has been formed to work on space issues facing the Elementary School with similar work being accomplished. (As an aside - the census is up to 59 students at the facility which was build to handle 60 students.)

George Preston asked the board to review the Master Plan pages 7 - 12, the CIP pages 30, 31 & 35 and 2012 Town Report CIP committee's report.

2. Update CIP - Terry McMahan commented on the need to get the CIP process established in Stoddard.

3. Decide how to assure broad community participation toward updates - this discussion was included in #1.

4. Newsletter - no action taken

5. The LGC's correspondence concerning Subdivision issues with Bob Fee will be taken up next month, when he is in attendance.

New business:

1. Harry Power advised that alternates to the Planning Board should sit at the table during work sessions and participate in discussions. While at the table, during work sessions, the alternates do not have a vote unless sitting in for an absent member.

2. Referring to real estate, Harry informed the board that a large piece of property, located on Kings' Highway, has been placed on the market. With 132 acres in this property, a buyer could apply for a subdivision. He schooled the members that no subdivision can be allowed on a private road (Whitney Road frontage exists on this parcel). He also told the board that another subdividable, small parcel is also on the market and fronts on Eva Lane that is a private road. The only way that buyer could possibly subdivide is by upgrading to Planning Board standards. Harry cautioned that the board has to be mindful of dividable parcels fronting on private roads. Terry McMahon and Dian Mathews agreed to research and create an inventory of developable parcels.

Subdivision applications: None

Site Plan Review: None

Other business: None

Secretary's Cumulative Hours: 37 3/4

Adjourned: Harry Power moved and Dian Mathews seconded to adjourn at 9:15 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.