

PLANNING BOARD MEETING MINUTES OF OCTOBER 7, 2014

Submitted by stoddard on Fri, 10/10/2014 - 2:02pm.

Preliminary

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD 10-07-2014

MEETING CONVENED AT 7:00 PM

Members attending included: Dian Mathews, Ruth Ward, Dale Smith, Chris Madden, Ellen Mason, Dean Huber, Arnie Stymest and alternate, Harry Power. Excused was Margo Santoro.

Correspondence: copies of New Requirements, Deadlines for Town Meeting Season; Business Monadnock, Business Monadnock Magazine

Minutes of previous meeting: Ruth Ward moved and Ellen Mason seconded to approve the minutes of the September 2, 2014 meeting as presented, the board agreed. The Master Plan Update subcommittee minutes of 9/16/2014 were presented and approved.

Old business:

1. Master Plan Update subcommittee report – Dian Mathews reported on the progress. Ellen Mason said there was a boat load of information on the web site that she was assigned to research. The subcommittee will meet again on October 14, 2014 @ 6:30 PM in the Red Room of the Gould House.
2. Chris Madden reported that his subcommittee on Telecommunications has a property owner that is interested in having a Cell Tower constructed on his property on Shed Hill Road and is pursuing the issue.

New business:

1. Harry Power reported that he has a building permit application, by Dorman & McGonagle for a new residence on Treelyn Road, a private road. Harry said the board cannot deny the permit but has a right to comment. There were no comments.

Subdivision applications: 7:15 PM – Public Hearing on an application by Michael Bresnahan D/B/A King's Way Realty Holdings – for a 4 lot subdivision on Tax Map # 411, Lot # 3 on King's Highway. Richard Drew, representing Mr. Bresnahan, presented the plan to the board. Contour maps and subdivision maps were reviewed and the check list was addressed.

The application was accepted as complete.

As each resulting lot is over 5 acres no septic test pits or well sites were referenced on the maps. One of the lots faces Whitney Road, where no subdivisions are allowed. Harry Power called for an additional note to be added to the Mylar, indicating that no driveway access is allowed off Whitney Road, the board agreed.

Marion Leyden expressed concern that her 160' of frontage on her lot line (a stone wall) will be left in place. It was agreed that it is not allowed to remove any stone wall that is as boundary line.

Several questions centered around the beaver pond and wetlands. Richard Drew reported that there is adequate space back from the pond to situate a residence. Gerard Bernier noted that there is an old cellar hole up on the top of that parcel where a building could be placed.

Harry Power asked if there were to be any covenants on the lots, Richard Drew said not that he knew of.

Steve McGerty asked why the owner wasn't present to answer these questions. Richard Drew reported that the owner lives in Rhode Island.

Richard Drew will amend the Mylar, provide new maps for the files and have the owner send a check for the advertising fees prior to the secretary recording the subdivision.

Ruth Ward Moved and Dean Huber seconded to grant the subdivision and the board approved.

Site Plan Review: None

Public rudimentary questions: None

Other business: The next scheduled meeting is on November 4th which is Election Night. Many of the board members will be tied up counting ballots and the Town

Hall will be busy with election conclusion matters. The board decided to cancel the November meeting unless something comes up that requires the board's attention.

Ruth Ward reported on a Municipal Law Lecture that she attended on Impact Fees. Dale Smith recalled that the issue had come before the board and it was concluded that the town has no infrastructure to be impacted except the school and transfer station and the board had decided that Impact Fees weren't applicable in Stoddard. Harry Power suggested that the board check with surrounding towns to see what they are using.

Secretary's Cumulative Hours: 31.50

Adjourned: Ellen Mason moved and Dale Smith seconded to adjourn at 8:07 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.