

# **PLANNING BOARD MEETING MINUTES OF NOVEMBER 13, 2012**

Submitted by stoddard on Tue, 11/13/2012 - 11:11pm.  
TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD November 13, 2012

MEETING CONVENED AT 7:00 PM

Members attending included: Robert Fee, Terry McMahon, Dian Mathews, George Preston, Selectmen's representative John Halter and alternate Harry Power. Mr. Power filled in for Ruth Ward. Excused was Ruth Ward and absent was Steve McGerty.

Correspondence: Email from Terry McMahon re: review of Developmental lots, email from Bob Fee re: LGC opinion on subdivision lot sizes; email from Terry McMahon to SWRPC on Developmental update; email from Ruth - absent for 11/13 meeting; email from George Preston re: Growth Management Ordinance, etc. email from Terry McMahon re: GIS maps; email from John Halter re: growth management ordinance; email from Ruth Ward re: absence from meeting for 11/06, 2012.

Minutes of previous meeting: George Preston moved and Dian Mathews seconded

to accept the minutes of October 2, 2012 meeting as printed, the board approved.

Public rudimentary questions: None

Old business:

1. CIP Issues - It was noted that the CIP was enacted to allow for a Growth Management Ordinance. Although it is useful to have budgets submitted with CIP information, very few department heads have used it to project future budget expenses. Robert Fee will write 3 department heads, to begin with, explaining the need for cooperation to build future CIP budgets.

2. Subdivision lot sizes - It appears that the current practice is to enforce the more strict requirements to any lot that falls into 2 districts. George Preston said that one sentence should be added to the CPO to have the more strict regulations for lots be required when a subdivision is being submitted for consideration.

Terry McMahon said there should be a default but it should be the duty of the subdivider doing the subdivision to cover each district in which the individual proposed lots lie. Such requirement could be waivable. Robert Fee moved and Dian Mathews seconded to have Robert Fee write a draft proposal to change the CPO, the board approved. John Halter referred to the "store wars" where commercial is only allowed in the Rural District by special exception. That forced the Zoning Board to deny the application for a commercial enterprise in the lake-district, as the regulation is not one that can be appealed. The board agreed that using the % the lot size in each of the subdivision's proposed lot(s) in a district should determine the use of land.

3. Developmental Lots - Terry McMahon has not received a reply from his email concerning these lots.

4. Growth Management Ordinance - Harry Power read an excerpt from a letter by Lisa Murphy, of SWRPC, that said the Town's Growth Management Ordinance must reflect that the Town's infrastructure cannot support the growth being experienced in Town. To ask the voters to enact a GMO, it would need to demonstrate that the infrastructure couldn't support the growth being experienced. George Preston passed out a list of discussion points concerning GMO where the CIP is engaging the time to build the facilities to support the projected growth. Robert Fee said there should be a 4 prong attack to show (1) Building Permits, (2) future potential building lots, (3) tax impact with the infrastructure improvements required to support the growth and (4) ascertain from department heads the needs to support the projected growth.

Harry Power said he supports 5 acre zoning in the Rural District for future subdivisions.

Terry McMahon wanted to have a notice sent to each and every property owner who would be impacted if the voters accepted the change. Dian Mathews disagreed sighting the feedback from posted minutes reflects the posting of such documents at the store, on the Web and at the Town Hall and Town Clerk's office shows that residents are learning of potential changes to regulations. Harry Power moved and Robert Fee seconded to proceed with a proposed draft change to the Zoning (CPO) to require 5 acres in the Rural District subdivisions, the board approved with Terry McMahon being opposed.

New business: None

Subdivision applications: None

Site Plan Review: None

Other business:

Secretary's Cumulative Hours: 46 3/4

Adjourned: Harry Power moved and Robert Fee seconded to adjourn at 8:35 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.