

TOWN OF STODDARD
PLANNING BOARD
MINUTES OF THE MEETING HELD JANUARY 6, 2015
MEETING CONVENED AT 7:00 PM

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

Correspondence: email from SWRPC re: changes in notification procedures for proposed Zoning Amendments for District Boundary Changes and Changes to Minimum Lot sizes or permitted uses; Wetlands Permit Application for Liana & James Poodiack @ 118 West Shore Circle; Draft of SWRPC Monadnock Region Future: A Plan for Southwest NH report.

Minutes of previous meeting: Dale Smith moved and Ellen Mason seconded to accept the minutes of the October 7, 2014 meeting as presented, the board approved.

1. Old business:

1. Master Plan subcommittee update – Dian Mathews read the minutes of the last Master Plan update committee meeting. It is thought that the Master Plan could be updated with an appendix instead of rewriting the entire plan. Ruth Ward reported that she has a request from the Contoocook & North Branch Rivers Corridor Management Plan committee's River Management Plan to be included as another appendix to the Master Plan. It was thought that the appendices would require a public hearing and then the Planning Board would vote to accept them as appendices.

2. Telecommunications subcommittee update – Chris Madden reported that the Everett Richer property cell tower site is being actively considered and is in the public inquiry stage. (This site had been approved years ago and the approval was extended several time with no construction occurring). They are also working with The Society for the Preservation of NH Forests, which has purchased 29 acres on Shedd Hill Road, as another possible location for a cell tower.

New business: None

Subdivision applications:

7:15 PM - Public Hearing on the proposal of Paradise Valley Enterprises, Inc. for a Lot Line Adjustment between Tax Map # 418, Lots 5, 45 & 46 located on Aten Road. Richard Drew, representing Jane F. Healy (Paradise Valley principal) and explained the request. The purpose of this lot line adjustment is to merge Tax Map #418, Lots #45 & #46 and then to adjust the lot line between Tax Map #418 Lot #5 and the remaining Lot #46 by adding parcel "A" consisting of 41.64 acres to Lot #46 from Lot # 5. Dale Smith asked if there are any easements or restrictions on the deeds of record. Mr. Drew knew of none except the right of way to Lots 35 & 36. Dale Smith moved and Chris Madden seconded to approve the lot line adjustment, the board agreed.

7:30 PM (or immediately following the 7:15 PM Hearing) – Public Hearing on the proposal of Jane F. Healy for a Lot Line Adjustment between Tax Map # 424, Lots 15 & 17 located on Aten Road. Richard Drew, representing Jane F. Healy (owner), explained the request to adjust the lot line between Tax Map # 424, Lots # 15 & #17 by adding parcel "A" to Lot # 17 from Lot # 15. This is to separate a parcel with an existing dwelling from a lot which would then allow for another dwelling to be constructed on Lot # 17. Dale Smith asked about easements and restrictions – there are rights of way to the Brotherhood of Hope chapel and other abutting

properties. Dale Smith moved and Chris Madden seconded to approve the lot line adjustment, the board approved.

Site Plan Review: None

Public rudimentary questions: Harry Power wanted to know if it is mandatory or at the request of the land owner to have mailed notices to property owners on changes to zoning on district boundary locations or changes to minimum lot sizes and permitted uses. It looks like the letter from SWRPC is correct and the property owners effected must be noticed.

Other business: Dian Mathews will review the SWRPC Plan.

Secretary's Cumulative Hours: 10

Adjourned: Ellen Mason moved and Dale Smith seconded to adjourn at 8:00, 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.