

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

The meeting opened at 7:00 PM with the Pledge of Allegiance.

Members attending included: Dian Mathews, Ruth Ward, Dale Smith, Chris Madden, Dean Huber, Ellen Mason and alternates Margo Santoro and Harry Power. Selectmen's representative was absent.

Correspondence: SWRPC Monadnock Region Plan, March Budget Report

Minutes of previous meeting: Ellen Mason moved and Ruth Ward seconded to accept the minutes of the March 3, 2015 meeting as presented and amended, the board approved.

Old business:

1. Master Plan subcommittee update minutes of 3/3/2015 were presented by Dian Mathews.
2. Planning Board annual report for the board's information.
3. CIP Subcommittee review minutes of 3/10/2015 were filed. Dian Mathews thought it would be a good idea to meet with the Selectmen to learn if they will support the CIP if the Planning Board updates. Dale Smith remembered the former Board of Selectmen refusing to go along with the CIP even after the Planning Board created it, with the input from departments.

New business:

1. Dian Mathews reported on her review of the Monadnock Region Future: A Plan for Southwest New Hampshire 2015 document.
2. Dian Mathews reported that the Board of Selectmen has cut the Planning Board budget from the requested \$9,750 to \$4,690. Their reasoning is that the current year's budget has not been spent and they see no reason to raise the same amount in the new year. They have assured Dian that, if unexpected expenses exceed the amount in the budget, the board will move money around to cover those expenses.

Subdivision applications: 7:15 – Public Hearing on the application of Natalie Osborne for a lot line adjustment on Tax Map # 111, Lots # 26 & 27 On Tigola Trail and Fox Hill Road. The board reviewed the various documents and maps with questions being answered by Natalie Osborne. Ellen Mason moved and Chris Madden seconded to approve the lot line adjustment and the board agreed due to the following items:

- The ZBA had previously heard the case and told the applicant that if she made the lot just over an acre there would be no need for a variance from them. The applicant followed those directions on this new plat.
- The new property line between Lots 26 & 27 gives a 25' setback to the cabin.
- The new property line could not have been drawn anywhere else due to the leach field on the other side of the cabin.
- Mrs. Osborne has made the best of an unfortunate set of circumstances to settle this problem legally.

- Lot 27 is a non-conforming lot in both the Lake and Rural Districts. It is buildable and a perk test has been done.

Site Plan Review: None

Public rudimentary questions: Harry Power reported that he has seen a request for a Site Plan Review for Mr. Mike's. He has the building permit application and has sent the applicant to the ZBA for consideration. He noted that the issue will eventually arrive before the Planning Board.

Other business:

Secretary's Cumulative Hours: 32.00

Adjourned: Ruth Ward moved and Chris Madden seconded to adjourn at 8:31 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.

**TOWN OF STODDARD
PLANNING BOARD
MONTHLY MEETING
AGENDA**

DATE: April 7, 2015
CONVENED:

1. Roll Call:
2. Correspondence: SWRPC publication: Monadnock Region Future: A Plan for Southwest New Hampshire 2015, Alliance Energy request for project review by NH Division of Historical Resources, Business Monadnock publication by The Keene Sentinel, March/April 2015 NH Town and City publication of the NH Municipal Association
3. Minutes of Previous Meeting(s): March 3, 2015
4. Public Rudimentary Questions:
5. Old Business:
 - A. Master Plan Update Subcommittee report
 - B. CIP Update Subcommittee report
6. New Business:
7. Subdivision applications: 7:15 – Public Hearing on the application of Natalie Osborne for a lot line adjustment on Tax Map # 111, Lots # 26 & 27 On Tigola Trail and Fox Hill Road.
8. Site Plan Review: None
9. Other Business:
10. Secretary's Cumulative hours: 32.00
11. Adjourned: