

# **STODDARD PLANNING BOARD MINUTES OF MEETING 2-7-2012**

Submitted by stoddard on Mon, 02/13/2012 - 5:47pm.

**TOWN OF STODDARD**

**PLANNING BOARD**

**MINUTES OF THE MEETING HELD February 7, 2012**

**MEETING CONVENED AT 7:00 PM**

Members attending included: Robert Fee, Terry McMahon, Dale Smith, Louis GrandPre', George Preston and Margo Santoro and Harry Power, alternates.

Excused was Ruth Ward and Margo Santoro sat in for her. Robert Fee, co-chairman conducted the meeting and Harry Power was called to the table in George Preston's absence. But when George arrived, Harry returned to an alternate.

Correspondence: Letter from George Davenport, agenda items for this meeting, email from Terry McMahon re: slamming the board for lack of planning for the next 25 years needs, Shoreland Impact Permit for John Bunce, resignation letter from Matthew Wheeler, email from Margo Santoro re: Terry McMahon's email slamming the board for lack of action on the town's needs in the next 25 years.

Minutes of previous meeting: Dale Smith moved and Robert Fee seconded to approve the minutes of January 3, 2012 meeting as presented, the board approved.

Public rudimentary questions: George Davenport referred to his letter to the Board of Selectmen, which was also sent to the Planning Board. He feels that the Town should have gone through the Site Plan Review when it acquired the Gould House property. He also alleged that the Board of Selectmen is hiding behind state's exemption of town regulations by a town. He appealed to the Planning Board to research and sent correspondence to the Board of Selectmen urging them to reconsider exercising their exemption options on Site Plan Review of town properties when they change from Residential to commercial or municipal.

Harry Power said no waiver of Site Plan Review is involved but the town must follow State Building Codes, Life Safety Codes and Fire Codes.

George Davenport then brought up that the Gould House does not have a State approved septic system.

Terry McMahon said he understands George Davenport's concern but views it in a different perspective. He, again, urged the Planning Board to address the future needs of the town in the next 25 years so the Building Committee has planning guidance to follow in its deliberations.

Margo Santoro thought a State approved septic system is needed to purchase a parcel.

Robert Fee said no approved septic system or design is required to purchase or sell a property.

Louis GrandPre' said a septic system design was drawn up shortly after the town installed the parking lot but it was never

sent to the State for Approval.

Robert Fee said Mr. Davenport's letter has merit and a State approved septic system should be installed. He called for the board to draft a letter to the Board of Selectmen calling for the town to conform to the code regulations out of respect to town property owners.

Terry McMahon moved and Robert Fee seconded to draft a letter to the Board of Selectmen recommending that the town follow the Site Plan Review regulations. The board approved with Harry Power voting no and George Preston and Margo Santoro abstaining.

George Davenport called a point of order saying the RSA's allow a waiver.

Harry Power said the State Building Codes are very strict. A heated exchange occurred between Harry Power and George Davenport with Robert Fee finally calling a stop to the discussion.

Louis GrandPre' asked if a waiver has ever been used before for Site Plan Review. He also said the Gould House needs to be upgraded for Life Safety Codes and Fire Codes.

Old business:

1. Steep Slopes overlay - Robert Fee said he is having difficulty getting to the bottom of this issue and has contacted Tim Murphy at SWRPC for assistance. Margo Santoro volunteered to help Robert Fee in any way she could. George Preston took the current map, from the wall, and will drop it off to Tim Murphy tomorrow. Mr. Murphy wanted to review the map

we have and see if he can come up with any overlay maps for the board.

Terry McMahon asked what municipalities need to watch out for on steep slope development.

Margo Santoro mentioned fire danger and fire equipment cannot make access due to steepness of driveways.

2. Telecommunications Ordinance Update - the board has approved the draft that was worked on over the summer.

Patricia Putnam has forwarded a request for vetting the document to Silas Little, our attorney, and will post and publish a public hearing slated for March 9th. She has not gotten confirmation that Silas has gotten the document so will contact his secretary to establish the request and give them a timeline.

New business:

1. Mathew Wheeler's resignation - Robert Fee moved and Terry McMahon seconded to accept his resignation. The board decided to wait for town elections to fill his position.

Subdivision applications: None

Site Plan Review: None

Other business: Terry McMahon wants the Planning Board to decide to update the Community Planning Ordinances. Robert Fee suggested he get with Ruth Ward for specific attention to issues needing updating. Harry Power suggested the board

include curb cut restrictions on town roads. The swales are not being installed in new properties and the end result is that there is ice forming on the town roads where the water is not sluiced away, along the roadsides.

Dale Smith suggested the board send a letter to the Board of Selectmen requesting a letter to the State Division of Highways asking for the elimination of the passing zone on Route 9 at Mr. Mike's. Robert Fee moved and Margo Santoro seconded to approve a letter being sent to the Board of Selectmen suggesting the same. He also discussed the need to follow up on seasonal conversion of property to year round use needing a State septic system installed. Harry Power said the Town's regulations require a conversion property to have the system installed. He used the number of 280 days to equal year round residency. (Secty's note - Harry had said 180 days during the meeting but he called to correct the number before the minutes were written.) Louis GrandPre' said that the town was not enforcing the installation of the system due to Lawyer's advice to the Board of Selectmen due to the town's regulation being more strict than the State's requirements.

George Preston said the section of Route 9 heading East from Route 123 in the S turns needs to have signage of reflective arrows around the dangerous curves. Robert Fee moved and George Preston seconded to recommend reflective arrows in the area of the S turns, when heading east. It was noted that there have been several fatal accidents in that area.

Robert Fee brought up the debate of increasing acres of properties in future subdivisions. He asked if the board wanted to move forth in that issue. Also he wondered if the board wished to pursue cluster housing with conservation easement. He reminded the board that open, conservation subdivision areas of land need a stewardship to handle the areas.

George Preston brought up the subject of budget building for the next year, nothing has been started and he said he would develop a budget for the board's review. Robert Fee said he would like to include some technology including a laptop computer to present power point shows. Margo Santoro thought the Fire Department has equipment that they might share with the Planning Board for that purpose.

Secretary's Cumulative Hours: 14.5

Adjourned: Robert Fee moved and George Preston seconded to adjourn at 8:24 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.