

TOWN OF STODDARD
PLANNING BOARD
MINUTES OF THE MEETING HELD November 3, 2015
MEETING CONVENED AT 7:00 PM

The meeting started with the Pledge of Allegiance to the Flag.

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

Correspondence: voluntary merger Kenneth and Kathy Durward, Tax Map # 125, Lots # 23 & 24, Secretary's retirement notice

Minutes of previous meeting: Dale Smith moved and Ellen Mason seconded to accept the minutes of the October 6, 2015 meeting as presented, the board approved.

Old business: None

New business:

1. Voluntary merger for Kenneth & Kathy Durward, Tax Map # 125, Lots # 23 & 24, 269 Shedd Hill Road – after consulting the tax map, Dale Smith moved and Chris Madden seconded to approve the merger, the board agreed.
2. Master Plan Update Committee presentation – Dean Huber presented a document called Proposal to Reduce Taxes. The board thought the title would gain support for the measure with the residents. The proposal said the way to relieve the tax burden is to allow commercial businesses into Stoddard within Commercial Districts. Harry Power outlined the Commercial Districts that the committee thought might be appropriate. They are along the East and West sides of Route 9 divided into 4 sections. It was noted that some large parcels along that route are in Conservation Easement and cannot be developed. Dian Mathews presented the board with a written description of the 4 districts. Harry Power said he was given the task to select Commercial areas along Route 9. He said the four districts were presented to exclude the four (4) dangerous curves that exist in the section from Stoddard/Antrim town line down to South Street. The committee also supplied a summary of the Update Survey of 2000 where the majority of respondents indicated the reasons for living or vacationing in Stoddard. Dean Huber reported that Brenda Bryer, Conservation Commission member, had attended the update meeting and thought the entire length of Route 9 in Stoddard should be designated as a Commercial District and then the State would upgrade the road. The committee drafted a definition of "Commercial District" to read:
~~Non-manufacturing business establishments including, but not limited to, hotels, nursing homes/assisted living facilities, restaurants, wholesale businesses, retail stores (products may be produced), warehouses, storage facilities and health, social and educational institutions. Heavy manufacturing and large-scale petroleum product storage is not permitted nor is anything which would alter the rural nature of the Town~~
Dian Mathews will take the update to J B Mack @ Southwest New Hampshire Regional Commission for his input.
Dale Smith suggested contacting Jack Dugan at the Monadnock Economic Development to explore ways to encourage businesses locating in Stoddard.
Continuing update meetings will follow with the next on to be November 17, 2015 @ the Gould House in the Red Room @ 6:00 pm.
After detailed discussion and a few suggestions, the board approved the presentation.

3. Review of CIP document – Margo Santoro reported that the Board of Selectmen are receptive to an update of the CIP, understanding it is a guide and not a mandate. Ruth Ward will talk with Terry McMahon on this update process.
4. Review Site Plan Review Regulations – postponed for another meeting.

Subdivision applications: None

Site Plan Review: None

Public rudimentary questions: Steve McGerty asked why the Mr. Mike's application was not being considered by the Planning Board. No Site Plan Review application has been submitted to the board. He felt that the Town is not being receptive to commercial enterprises, citing the Monadnock Boat Facility, Cell Tower and now, Mr. Mike's as reasons he feels the Zoning Board of Adjustment and the Planning Board are making applications slow to approve. Dale Smith echoed Steve's concern.

Other business:

1. Secretary's Retirement Notice – Dian Mathews read the Secretary's letter of retirement after 25 years of service. The board asked Dian to post the position and find a replacement, whom Pat Putnam will work with over the coming months to have the replacement up to speed come March, 2016.
2. Margo Santoro asked about the James Faulkner Elementary School expansion plan. The reported that she had attended to presentation and that the School Board refused to take any questions **about the scope of the project**. The proposed expansion is reported to cost \$2,200,000 with no explanation into the further costs of staffing, heat, electricity and benefits. The School Board said the SAU is going to investigate the financing issue and it will be presented at the budget hearing in March.
3. Ruth Ward said she is going to attend the Signs webinar on November 4th and that the board might have to look at the Stoddard Sign Ordinance.

Secretary's Cumulative Hours: 39.25

Adjourned: Ruth Ward moved and Ellen Mason seconded to adjourn at 8:08 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.