

TOWN OF STODDARD
PLANNING BOARD MEETING MINUTES
June 6, 2017

Pledge of Allegiance to the Flag

CONVENED: 7:00 PM

ROLL CALL: Dian Mathews, Christopher Madden, Jane McOsker, Ben Wilder, Dale Smith, Harry Power, Alice Hutchison, Ruth Ward

CORRESPONDENCE:

A Boundary Plat submitted by Geoff Jones' of his property on Shedd Hill Road, Map #126, Lot 36, was presented and reviewed. The purpose of the plat is to establish corners adjacent to lots 34 and 35.

MINUTES OF PREVIOUS MEETING dated May 2, 2017, were accepted as distributed.

PUBLIC RUDIMENTARY QUESTIONS: None

UNFINISHED BUSINESS:

A Site Plan Plat was presented by Scott Shulman, Shulman Family Revocable Trust, Vol. 2906, Pg. 805 (Monadnock Boat Store) Tax Map #422, Lot 5. The purpose of this plat is to show the potential boat storage areas. Mr. Shulman has a pipe on his property which is blocked. He is having it repaired. Once the pipe is repaired, Sharon Monahan of Site Succor Design, LLC, 3 Central Street, Peterborough, NH, will return to the site and determine whether it was simply standing water due to the broken pipe or if it is actual wetlands. She will provide Mr. Shulman with a land classification for this section of his property. In summary, Mr. Shulman said he will not have this determination for another year or two. He requested approval to use this site for boat storage and will work around the area in question, for the meantime. The Planning Board requested that Mr. Shulman return in one to two years to give an update on the boat storage needs and wetlands determination results.

UNFINISHED BUSINESS: (cont.)

Ruth Ward expressed her opinion of a need for a buffer zone between Route 9 and his boat storage lots to reduce the impact of the view of boats when driving by. Alice Hutchison said it wouldn't be fair to enforce such a buffer for Mr. Shulman and not do so for the remaining businesses on Route 9. Both Dian Mathews and Chris Madden reminded the Board that currently, there is no requirement for such a buffer zone in the Town Regulations. Dian Mathews said, at this time, it isn't practical to require that Mr. Shulman do so. She said that this topic can be on the agenda for future consideration.

Jane McOsker asked Mr. Shulman if there is any lighting in any of his storage lots at this time and if there is a plan to install lighting at a future date. Mr. Shulman said, at this point, there is no lighting or plans to install them. Ruth Ward requested that if, in the future, he should decide to install lighting, he should come back before the Planning Board for approval first.

Dale Smith expressed concern that the land in question might be used despite there not being a definite land determination yet. He asked that, while Mr. Shulman waits for Site Succor Design LLC. to provide their findings, that the property lines be flagged to deter usage of it. Mr. Shulman reported that the land in question is already marked and that he will continue to maintain those markings until a land classification is received from the Wetlands Commission.

The Checklist was reviewed and completed. Certain conditions were set as a contingency for approval. The conditions are as follows: Condition #1: Mr. Shulman will return in one-two years with an update on the wetlands findings/determination; Condition #2: if Mr. Shulman decides to install lighting in his storage lots, he must come back for approval from the Planning Board first; Condition #3: Mr. Shulman will flag wetlands until land classification from Wetlands Commission is received.

A Motion to accept this site plan with the three conditions aforementioned was made by Chris Madden. Dale Smith seconded. Ruth Ward was opposed. Remaining Board were in favor. Motion carried.

UNFINISHED BUSINESS: (cont.)

Chris Madden provided an update on the search for a new Planning Board secretary. He reported that he has not been successful finding a replacement for Karen Bell's position thus far. Dian Mathews has a new contact who assists with hiring staff for Town positions. She plans to talk with him about the need for a secretary. In the meantime, she proposed that the Board members alternate as acting secretary at each meeting until a replacement is found. The Board agreed.

Dian Mathews raised her concern that the Planning Board is no longer being notified by the Town Clerk when there is information for the Board in their mailbox at the Gould House. Since the Planning Board Secretary does not currently have posted hours at the Gould House, it is imperative that secretary be notified if there is information there which needs the attention of the Planning Board. Dian Mathews stated that she plans to add this matter to the agenda at the next Selectboard meeting on June 12th, 2017. She is also planning to request a mailbox other than the current blue plastic basket provided so that papers and other materials can lay flat. Ruth Ward expressed her thoughts including the idea that since our town is small and that most employees work part-time, it would be very helpful if all the Town employees could assist each other so to ensure that Town business is successfully executed. It seems that currently, this does not happen in most cases. Other Board members agreed. Chris Madden informed the Board that the Selectboard is currently writing job descriptions for each position within the Town and that this will help alleviate these types of situations in the future.

This is Karen Bell's last meeting as secretary. She will ensure that all of her filing and website updating is completed by the end of June. Additionally she will collate new site plan packets.

MASTER PLAN COMMITTEE UPDATE:

There will no meeting until Tuesday, June 27th, 2017.

NEW BUSINESS:

Chris Madden reminded the Board that the Town's attorney, Matt Serge, will be meeting with the Town Administration including the Planning Board and Zoning Board of Appeals for an informational "meet & greet" on Monday, June 12th at 5:30 pm..

Dian Mathews gave an update on research she did regarding the ongoing question as to whether Chris Madden can serve on the Planning Board now that he has been elected Selectman. She, as well as Chris Madden and Alice Hutchison researched this matter. A discussion took place referencing RSA 673:2 and 673:7. It was ultimately decided that this subject would be brought up at the upcoming meeting with Matt Serge on June 12th, 2017 in hopes of getting some definitive answers.

Election of Chairman and Vice Chairman of Planning Board took place. Chris Madden nominated Dian Mathews for chairman for one year. Ruth Ward seconded. Ruth Ward nominated Jane McOsker for vice chairman. Chris Madden seconded. All were in favor with both nominations.

The Southwest Annual Dinner will take place at the Marriott Courtyard, June 20, Tuesday, 5 pm.

PLANNING BOARD – LOOKING AHEAD:

Dian Mathews reviewed her original "TO DO" list which she had presented to the Board approximately a year ago. She discussed each item and the current status on each. Dian Mathews asked the Board to be thinking about what other goals they would like to see be added to this list for the upcoming year. (including Ruth Ward's concerns about buffering businesses on Route 9).

A discussion took place about the Accessory Dwelling Unit warrant and the reason it didn't make the ballot for this year's Annual Meeting. The ADU will have to go through the complete process including a Public Hearing and then onto voting day at Town Meeting next year.

TOWN OF STODDARD
PLANNING BOARD MINUTES
6/6/17

Page 5

NEW BUSINESS: (cont.)

Harry Powers distributed a booklet explaining the correct usage of petroleum products. He explained that this will be very useful in the future with setting regulations. He shared a new bill which was recently passed by legislation, specifically related to changes in waterfront property development. He also gave an overview on a new House Bill regarding municipality tax exemptions.

SUBDIVISION APPLICATIONS: None

SITE PLAN REVIEWS: None

OTHER BUSINESS: None

The meeting adjourned at 8:20 pm.

Submitted by: Karen Bell, Planning Board Secretary