

# **Planning Board Meeting Minutes of February 22, 2011**

Submitted by stoddard on Tue, 02/22/2011 - 11:30pm.

## **TOWN OF STODDARD PLANNING BOARD**

### **MINUTES OF THE MEETING HELD February 22, 2011 MEETING CONVENED AT 7:00 PM**

Members attending included: Ruth Ward, Terry McMahon, Robert Fee, George Preston, Margo Santoro and Harry Power. Margo Santoro replaced Dale Smith and Harry Power replaced Beverly Gay. Absent was Dale Smith. Excused was Beverly Gay.

Correspondence: New Member Lists, email from George Preston re: budget, Dredge and Fill application for Huard Property (Tax Map 122, Lot 19) at 536 Whitney Road, 2 examples of Conservation Subdivision Ordinances, email from Harry Power re: building permit fees, email from George re: attending Conservation Training Program, email from George re: budget reports, budget reports, voluntary merger application from Robert & Karen Chagnon

Minutes of previous meeting: Terry McMahon moved and Robert Fee seconded to approve the minutes of the January 4, 2011 meeting as adjusted. The board approved. Adjustment -

add Mobile Homes to the list of structures that cannot be converted for conversion apartments.

Public rudimentary questions: Harry Power presented a statement that 5-acre lots in the Rural District are not a form of anti growth. He explained that many towns are adopting larger lot sizes.

He noted that the Amelang Subdivision was properly denied. He went on to say that lawyers and even first year law students know that subdivisions are not allowed on Class VI or Private Roads, unless the road is upgraded to Planning Board specifications. He quoted from "A Hard Road to Travel" where in there is reference to several court decisions regarding subdivision on Private and Class VI roads (one example is Zuckis v Town of Fitzwilliam).

Also presented was a review of several Private Roads that involved court action. (Pine Top Road off Shedd Hill Road; Valley Road - north of Highland Lake; Aten Road off Granite Lake Road and Eva Lane off Shedd Hill Road). Then he went on to report that he has been involved in subdivisions that required the developer to improve the roads (Center Pond Road and Old Forrest Road).

Harry Power pointed out that there are a large number of 50' wide, non-conforming, pre-existing parcels, especially up on the northern end of Highland Lake, upon which owners are placing

campers and or tents and they eventually construct additions to these vehicles. Robert Fee called for a definition of Recreational Lots be applied to them. The owners have not been to the Selectmen for a building permit for many of them. He asked the board to add 2 items to Article VII - Building Permits - requiring a building permit prior to the installation of a permitted septic system and well or installation of a new or rebuilt foundation. He noted that these restrictions are pretty much mandatory in other towns.

Robert Fee explained that there are such recreational lots supporting camps in remote areas like Pittsburg, Stark and Colebrook, NH where the facilities are very limited and the nearest fire station might be 30 miles away. He thought researching those town's records might supply a definition for Stoddard to work from.

George Preston announced that he plans to attend a Grant Writing Workshop presented by the LGC and asked for financing, if required. The board approved the expenditure.

Ruth Ward said she plans to attend the Monadnock Community Conservation Partnership 2011 Conservation Training Program. Margo Santoro showed interest in attending if her schedule allows.

Old business: The budget was addressed with the reports supplied by the Selectmen's office for reference. The board

discussed attempting another newsletter, via email, including the Planning Board news only. Terry McMahon asked if the Checklist Supervisors have email addresses along with mailing addresses for registered voters. Patricia Putnam said she doubted it. It was decided that such a newsletter would be at little or no cost. Other items considered were a raise for the Secretary (moved by Ruth Ward and seconded by George Preston - board approved - effective 7-1-2011), increasing the Payroll account by \$500.00 to accommodate that raise and added \$200.00 for miscellaneous printing costs. George Preston moved and Terry McMahon seconded to present a budget request of \$9,090.00 for the fiscal year 2011-2012, the board approved.

New business: Telecommunications Ordinance review (CPO pages 5 & 6). Ruth Ward gave a copy of her recommendations (written by Carol Ogilvie - formerly of SWRPC) for updating the Telecommunications Ordinance and asked the members to read and reflect on it for a future meeting.

Subdivision applications: None

Site Plan Review: None

Other business: The board reviewed the voluntary merger application from Robert and Karen Chagnon and learned that the parcels are contiguous. Ruth Ward and Patricia Putnam signed the form and Patricia will have it recorded at the

Cheshire County Registry of Deeds Office.

Also, the board set April 5, 2011 for a public hearing on their recommendations of changes and updates to the Community Planning Ordinance (zoning). It will occur on the regularly scheduled April meeting. Recommended changes and updates will be posted at the Town Clerk's Office, the Town Hall and on the Town's web site shortly.

The board reviewed and filed the Huard Property Dredge and Fill Application.

Secretary's Cumulative Hours: 16.5

Adjourned:

Respectfully submitted,

Patricia E. Putnam  
Secretary