

**TOWN OF STODDARD
PLANNING BOARD
MONTHLY MEETING MINUTES
September 20, 2016**

MEETING CONVENED by Chairman of Committee: 7 p.m.

Pledge of Allegiance to the Flag led by Harry Powers

1. **Roll Call:** Christopher Madden, Dian Matthews, Ellen Mason, Harry Power, Jane McOsker, Ben Wilder, Ruth Ward. Members Absent: John Halter
2. **Site Plan Reviews:** A Lot Line Adjustment Application was submitted by Jane & Nicholas Healy, Map 424, Lots 15, 17 & 19 was presented and reviewed. The application was reviewed. Ellen Mason motioned to accept the application and Ruth Ward seconded the motion. All were in favor. The application was accepted. Ellen Mason made a motion to accept the Lot Line Adjustment as presented and Jane McOsker seconded. All were in favor. The Lot Line Adjustment was accepted as presented.
3. **Correspondence:** None
4. **Minutes of Previous Meeting(s):** Minutes from August 2, 2016 meeting were unanimously ACCEPTED.
5. **Public Rudimentary Questions:** None
6. **General/New Business:**

Harry Power shared with the Planning Board, a Building Permit application regarding Tax Map #123, Lot #9 on Champney Road, owned by Cardoza. This Building Permit application was shared strictly for informational purposes (as required) to give the Planning Board an opportunity to review and ask questions, if any.

Harry Power also informed the Board of two new State Laws recently passed which include: Senate Bill 210 – Chapter Law 266 regarding Septic System Evaluators Licensing AND House Bill 1298 – Chapter 278 regarding Landowner's Right of Action when Property is Damaged by Dumping. Additionally, House Bill 1202 – Chapter Law 81 was reviewed and discussed. This Bill alters the time period an applicant has to file an application with the Planning Board to 21 days prior to the meeting in order for it to be considered. Previously, the applicant could file 15 days prior to the meeting.

Harry Power informed the Planning Board of a very large piece of real estate owned by George Cahill which has recently been listed for sale in Town. He described the property for the Board.

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6. General/New Business: (Cont.)

Paul Krampfert, ZBA Chairman, spoke to the Planning Board about the ZBA's discovery of a loop hole with regard to Special Exceptions which could effect our Community Planning Ordinances (CPO). The ZBA has some ideas on what to do about this loop hole. One suggestion is to have a specific section or sections defining and dealing with Special Exceptions within our CPO. He further gave some current examples of specific special exceptions, particularly Signage and Accessory Dwelling Units.

The Board reviewed a new Wetlands Permit Application submitted by Applicant Liana Poodiack, Tax Map 122, Lot 34-1. Applicant is requesting to change existing temporary dock permit #2013-01693 and permit #2014-02665 from 4x30 to a 3-slip temporary dock. This application was reviewed by the Board for awareness and informational purposes only.

7. Subdivision Applications: None

8. Other Business:

A Master Plan Update Committee Working Meeting was scheduled for Tuesday, September 27th at 6:30 pm. at the Gould House.

The Board discussed the plan to meet regularly with the Selectman Board. Further discussion and plans will be made in the near future.

Ruth Ward gave an update on the CIP Committee. She has left several messages for individuals she has in mind for membership but has not received return calls. David Vaillancourt, Town Constable, has agreed to join the Committee.

Karen Bell announced that she will be attending training at the Primex Education & Training Center in Concord on September 22, 2016. The training topic will be "Managing Public Meetings & Electronic Communication." Additionally, she and Dian Mathews will be attending an all-day Municipal Law Lecture on Oct. 15th, 2016.

9. Adjourned: Ellen Mason motioned to adjourn. Ben Wilder seconded. The Meeting was adjourned at 7:56 pm.

SUBMITTED BY:

Karen C. Bell
Planning Board Secretary