

TOWN OF STODDARD PLANNING BOARD

Preliminary Minutes

Town Hall – 7pm

June 5, 2018

Pledge

Minutes were taken by Chair as the Planning Board Secretary was in the hospital.

Present: Dian Mathews – Chair, Vice Chair – Jane McOske, Select Board Representative – Chris Madden, Ally Hutchinson, new member George Davenport, and Alternate Harry Power

Absent: Ben Wilder

Guests: Thomas Gugal, Greg Pollock, Bob Hardy, Linda Clark, Micheal Meyer, Christine Sears, Charlie Richmond, Richard Sears, Karen Bell, Jennifer Wells, Steve Olson, Maureen Duran, Robert Ramirez, Greg Rernald, Ken Dunward, Norma Richmond, and Jason ?

Harry Power was appointed as Alternate #1 due to Ben Wilder's absence. The Planning Board needs an Alternate #2 to come forward.

Planning Board list passed around and corrected. Planning Board given packets including the following. NHMA "Non-Public sessions under the Right to Know Law: Practical Issues" info and NH form. Current Members list, and list of the Planning Board documents and to do list.

Minutes of May 3, 2018 accepted as distributed

Correspondence:

Bill from the Keene Sentinel for the Public Hearing Notice \$24.30.

Planning Board current budget.

Bill from Silas Little

Unfinished Business:

The ADU Ordinance passed : yes 121 no 88 – The new ADU Ordinance has been typed into the CPO.

The Home Business Ordinance did not pass: yes 94 no 115. The Planning Board will revisit the issue.

Public Hearing 7:15 pm:

The purpose of the Public Hearing is to discuss the Proposed Zoning Change on the west side of Shedd Hill Road from Walker Road to Harper Road bordering the Lakeside District. This statement of purpose and map showing the affected area passed out to the abutters and residents.

The Chairmen read a letter from resident Richard T Sears dated July 20, 2017 (In minutes of August 2017) he suggests that perhaps the "2005 over site in Zoning should be corrected so that the area would not be able to be developed for commercial activity" that would negatively impact the quality of life and value for any property owner who lives there.

Points of Note:

Town Website: Why was this meeting not posted on the website. It was posted 2 weeks prior to the Public Hearing by the Planning Board Secretary on the home page under News & Notices. Minutes are posted under the Planning Board page of the website.

“PLEASE NOTE: There was a miscommunication as to exact lines of the zoning change and so some abutters names were inadvertently not included on the list. We apologize for the oversight.”

- When zoned Rural opened to Commercial Business's moving into the area.
- Most residents believe their covenants protect them from Commercial building. Most of the covenants need to be updated and recorded at the Cheshire County Registry of Deeds.
- Home Business's are allowed in all Zoning Districts.
- Want to protect the area by becoming Residential.
- Some residents believe this is spot zoning.
- Why was the East side of Shedd Hill excluded.
- Seems to be a complaint of one person against another.
- Belives takes away from persons property rights.
- Does this effect lot sizes and subdivisions?
- Does it change the evaluation of the Property if changed to Residential for tax purposes? The Planning Board will look into this.
- Matter of population density, want to correct the matter now instead of later.
- Shouldn't we just strengthen the subdivision regulations?
- Why was this not brought up during 2005 Master Plan ?
- Planning Board has been thinking of this for the past 3 years including the area of Center Pond. Want positive changes for the Town of Stoddard. Some people thought we should look at the whole town for rezoning.
- The Chair read a letter from Casey Hayes to the Board stating his opinion.
- We learned that it is no longer necessary to announce when you are taping a meeting (As of January 2018).

Planning Board will revisit this discussion over the year and have another Public Meeting if necessary to put on the ballot for 2019.

Public Hearing closed 8:14pm

Planning Board discusses things to work on in the future. Finish the Master Plan, Rules of Procedure and CIP.

Meeting adjourned 8:47pm

Vickie Williams Secretary