

STODDARD PLANNING BOARD MEETING MINUTES OF 4-3-2012

Submitted by stoddard on Tue, 04/03/2012 - 2:34pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD April 3, 2012

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Terry McMahon, Robert Fee, Dale Smith, George Preston, Louis GrandPre' and Alternates Harry Power and Margo Santoro.

Correspondence: DOT notice of application for driveway by J. Tuthull (tax map # 420 lot 14), email address list for newsletter, Agenda items email from Ruth.

Minutes of previous meeting: Ruth Ward moved and Robert Fee seconded to accept the minutes of March 6, 2012 meeting as presented, the board approved.

Public rudimentary questions: None

Old business:

1. Draft letter to Selectmen concerning the use of the Gould House, written by Robert Fee - Ruth Ward read the letter aloud. Terry McMahon moved and Robert

Fee seconded to accept the letter as written, the board so moved. Ruth Ward wants to consult with the Local Government Center to learn why the Town is exempt from following the Site Plan Review regulations.

Terry McMahon cited last year's Town Meeting as the townspeople's wish to deny repairs to the Gould House. He also mentioned that \$585,000 is in a warrant article this year to start the Town Hall Repair project. He said that the Town Hall first phase would not create office space for all the town officials. He then continued to observe that a new building would encompass space to house all the town officials. Thus said, he agreed that the ultimate decision is to be determined at the Town Meeting in May.

Louis GrandPre' said he fully supports the letter and that the Selectmen are awaiting a visit from the Fire Marshall to review needed corrections to allow the Gould House to be used by more than a small, 15 attendees meeting.

Robert Fee related that he wrote the letter in response to a private citizen's letter of concern.

2. Changes to Zoning Ordinances - Robert Fee reported that he has concerns about who will be responsible to stewardship the conservation portion of any Conservation Subdivision. Terry McMahon said the historical trend indicates that the present population of

Stoddard will double in the next 25 years. He feels the Planning Board has a responsibility to consider areas where there would be room for this growth and called for the board to work to concentrate growth in suitable sections of the town.

3. Telecommunications Ordinance - Ruth reported that Carol Ogilvie has been on vacation for the entire month of March but is now back on the job. Ruth will arrange to meet with Carol to answer Silas Little's vetting concerns.

4. Plan for Valley Road - from Water and Watershed Conference - Ruth

shared the conference's main concern of how do you divert water from a large storm, like Irene, to prevent flushing soil into water bodies.

Harry Power said, on East Shore Drive, there are a lot of 50' wide lots that were created prior to the establishment of Zoning in 1986, which remain to be developed.

Robert Fee said there is a portion of upper Highland Lake, known as Merriewood Village, where all the little lots have houses build about upon the water's edge.

Robert Fee also called for water bars to be created to divert water runoff as a result of heavy logging enterprises, of which there are 2 parcels that have been strip logged up from Highland Lake. George Preston thought that, on Grandfathered lots, the Planning Board should consider freezing the issuance of building permits until plans are established to control storm drainage as a solution to preserve land and soil in place. Dale Smith suggested the Planning Board draw up a checklist; similar to the Site Plan Review checklist, for the Board of Selectmen to follow to prevent soil erosion in considering building permits.

Harry Power said that the state Shoreland Board has control of any disturbance of land and plant growth to help absorb drainage within 250' of the high water line. The Shoreland Board doesn't allow any building within 50' of the high water line and has complicated requirements that keep a certain number of trees in place to control possible erosion within 250' of the same high water line.

Dale Smith suggested that the board refer to the Granite Lake Study of a few years ago that established controls to prevent siltage from fouling that lake.

Ruth Ward will wait until June, when the new board members will be on board, to appoint sub-committees to work on zoning ordinance updates to be considered.

New business:

1. Newsletter email address list - Joan Read turned in the first list of 18

people wanting to be included in any newsletter that the Board might write. Pat Putnam reported that Joan has a few email addresses on a second sheet. Presumably, the list will be added to as folks go in to register their cars or license their dogs.

2. Stoddard Development Constraints map - J B Mack has the map ready to print and Ruth Ward said she would call him and give him the go-ahead to print it. George Preston will stop by SRWPC around noon on Thursday to pick up the old map and the new one.

3. CIP - Terry McMahon reported that he has picked up the budgets that have been turned in to Jim Coffey as of last Wednesday. He will stop in and pick up the balance of them tomorrow. Louis GrandPre' said there is an article calling for Town Hall repairs and the reported \$585,000 figure has been upgraded to \$765,000 and there is a warrant article for a new Police Cruiser. Louis agreed that the town needs a 5-year CIP plan. Terry noted that once the CIP is established it is a quick flick of the wrist to add or subtract capital needs and give the voters an idea of how the Tax Rate would be affected by articles being considered at Town Meeting.

4. Ruth Ward told the board of a conference to be presented by NH Listens on "Clean Water for Future Generations".

5. Ruth Ward drew the board's attention to Brownfields Assessment Program with some funds still available, as reported in SWRPC Commission's Highlights. George Preston remarked that the Old Town Dump would be a site that could be investigated. Discussion followed on where the test wells could be drilled and that they should consult with Harris Center to see if they would allow the test wells to be placed on the Robb Reservoir side of the property line. Louis GrandPre' reported that the State came and did a site walk on the Old Town Dump several years ago and it was obvious that there are problems there. The State does not have the authority to force cleanup of the site. Louis feels that the problems there will come back to

haunt the town eventually.

Also in the SWRPC Highlights it is reported that there are Hazard Mitigation Plan Updates being started to assist the towns of Nelson, Marlow and Stoddard with their hazard mitigation plans. These plans are required to be updated every five years to remain eligible for mitigation funding by FEMA. It was noted that Richard Gariepy is the Director of the Emergency Management board.

Subdivision applications: None

Site Plan Review: None

Other business: None

Secretary's Cumulative Hours: 31.50

Adjourned: George Preston moved and Robert Fee seconded to adjourn at 8:20 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.