

Stoddard Planning Board Meeting Minutes 1-4-2011

Submitted by stoddard on Wed, 01/05/2011 - 12:22am.

PLANNING BOARD

MINUTES OF THE MEETING HELD January 4, 2011

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Terry McMahon, George Preston, Robert Fee, Arnie Stymest, Selectman's representative, Harry Power, sitting in for Beverly Gay and Margo Santoro, sitting in for Dale Smith.

Excused was Beverly Gay. Absent was Dale Smith

Correspondence: Voluntary Merger for Louie & Sharon Gilman; SWRPC letter re: 2013-2022 ten year Transportation Improvement Projects.

Minutes of previous meeting: George Preston moved and Robert Fee seconded to approve the minutes of the December 7, 2010 meeting as presented, the board approved.

Public rudimentary questions: None

Old business: Robert Fee's suggested change to Article III, Section 2 C

Change the lot size required in the Rural District to be five (5) acres minimum.

New business:

#1. Community Planning Ordinance:

Harry Power offered the following housekeeping changes to the Community Planning Ordinance:

Under Article III, Section 3, and Subsection E: - delete "detached"

Strike 5 changing the numbering of sections to be

5. A conversion apartment shall contain no more than two (2) bedrooms.

6. Only one conversion apartment is permitted in any circumstance.

7. (changing #8) The conversion apartment shall have separate off-street parking.

Add 8. An existing, attached or detached structure may be converted to allow one conversion apartment, provided the following conditions are met:

1. An attached or detached structure that can not be converted for an apartment includes:

box type storage trailers, mobile homes, travel trailers, or any structure without a permanent foundation made of concrete, concrete block, brick,

granite or other durable product for a permanent foundation.

2. Any conversion of a structure to an apartment does not create a second lot of record until subdivision approval and zoning regulations are met.

Add Section 6: The Selectmen or their designee may take enforcement action against any violation of this Ordinance. The enforcement may include daily civil penalties as allowed by law, injunctive relief, or any other enforcement action allowed by law.

Under Article VII, Section A:

Add 1. The foundation or a proposed project cannot be started until a Building Permit is approved.

Change numbering of sections to be

2. Construction of a dwelling

3. Addition to an existing dwelling (including a porch or deck) () is added wording 4.

Installation of a mobile home or other manufactured housing for residential

purpose

5. Construction of an accessory building

6. Construction of a commercial or industrial building

7. Alteration of a building for commercial or industrial purpose

Under Article VII, Section G:

Change G to read: Fees for building permits will be set,
from time to time, by the

Selectmen

Strike H

#2. Budget

George Preston requested a budget report be obtained from the Selectmen's office on the actual expended budget from FY 7/2009 - 6/2010 and a budget report for the current year to date. He cited the time for building a budget for the Planning Board for the next fiscal year is nearing and wished the details requested in order to propose a next year budget.

#3. CIP

George Preston inquired into an update of the CIP committee and was told that the first meeting would be immediately following the board's meeting tonight.

Subdivision applications: None

Site Plan Review: None

Other business: Concerning the Voluntary Merger application for Louie & Sharon Gilman, the chairman consulted the tax maps and concluded that the parcels were contiguous and the board chairman and secretary signed the merger.

Secretary's Cumulative Hours: 3

Adjourned: Harry Power moved and Robert Fee seconded to adjourn at 8:20 PM, the board agreed.

Respectfully submitted,

Patricia E. Putnam
Secretary