

Planning Board Minutes of March 12, 2013

Submitted by pputnam on Tue, 03/12/2013 - 10:30pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD March 12, 2013

MEETING CONVENED AT 7:02 PM

Members attending included: Ruth Ward, Terry McMahon, Robert Fee,

Dian Mathews, Selctman representative, Harry Power, Stephen McGerty, George Preston.

Alternates: Margo Santoro

Members excused: None

Correspondence:

- Discussion on letter from Sy Little regarding his opinion on the Board's proposed changes to the current subdivision zoning rules on lot size. He expressed concern that the ruling as written would create a backlash on some parcels. Terry feels the new GIS maps will aid the Board in making decisions regarding development. The Board has missed the shot clock to act on the issue this year.

Minutes of previous meeting:

- Ruth Ward made a motion that the minutes be approved as written, Bob Fee seconded the motion. The minutes were approved unanimously.

Corrections: None

Public Rudimentary Questions: None

New Business:

- Budget: The Board has acted frugally this year and has money left over. Members remarked on the quality of work the Secretary has done for the Board and that she is the glue that holds the Board together. Bob made a motion to give her a 5% raise. Margo seconded the motion and the Board approved the motion unanimously. Ruth made a motion to present the new budget to the town, Stephen seconded the motion and it was unanimously accepted.
- Ruth advised members of training meetings sponsored by the Southwestern Community Planning.
- Dian Mathews and Terry McMahon have completed their task in marking the GIS maps with the current remaining developable land in town to give a better snapshot of the potential growth pattern in town. Members were invited to view the maps after the meeting and will have another chance at the next meeting.
- ZBA, Angel Nicoletti – Re: current rules regarding signage in the Stoddard CPO. Angel asked if in Board discussions, had changes in the sign regulations come up. Bob said it had not. After some discussion of the current regulations the Board suggested the ZBA and the Planning Board meet to review them together. The issue will be put on the agenda for the next Planning Board meeting on April 2nd .

Subdivision applications:

- 7:15PM, Public Hearing for an application for a 3 lot subdivision by Gordon Garnett of Tax Map #422, Lot #12 (Juniper Hill Road). The surveyor, Tom Dombroski, presented a new map of the subdivision to the Board. After viewing the maps the issue was opened for discussion. Bob asked if the Town has any concerns regarding the intersection of Route 9 and Juniper Hill Rd. Harry stated the Town does have access safety concerns. After a short discussion, Bob checked the application for completion and went over the checklist. Terry moved the checklist be accepted as complete, Stephen seconded the motion and it was approved. Terry made a motion to approve the subdivision as presented. Stephen seconded the motion, Harry Power abstained from the vote. The vote carried and the subdivision is approved. Tom will bring the mylar to the Secretary and she will let Gordon know if he owes any other fees.
- 7:45 PM or immediately following the 7:15 PM hearing – Public Hearing for an application for a lot line adjustment by Gordon Garnett between Tax Map #422, Lot #12 and Tax Map #422, Lot # 12.1 (Route 9 and Juniper Hill Road) to allow Lot # 12.1 access from Juniper Hill Road as the PSNH

easement does not allow an access on the easement but does allow an access across the easement once the property has a driveway outside the easement. A new map was presented to the Board by Tom Dombroski. The application is for a lot line adjustment, adding property to Mirle C. Cross' property so he can have a driveway off Juniper Hill Rd so his lot can be compliant to zoning ordinances. Christine Parsons an abutter, was present to view the plans. After viewing the new map, the issue was opened for discussion: Discussion was raised regarding the affect of new driveways on the Juniper Hill Road and Route 9 intersection. Bob checked the application for completion and went through checklist items. All was in order and Dian made a motion to approve the lot line adjustment. Stephen seconded the motion and Harry Power abstained from the vote. The motion was approved. The Secretary will contact Mr. Garnett if any other fees apply. Tom will bring the mylar to the Secretary when she returns to the office.

Site Plan Review: None

Other Business:

- Ruth mentioned there is an additional lighted Honda sign on the Monadnock Boat property and that the owner has already met the allowable footage for signs and does not have permission for another lighted one. Stephen responded stating the owner had recently been before the ZBA on another matter and mentioned the sign, stating that he plans to remove it shortly.
- Application for a lot line adjustment by Natalie Osborne. The Applicant was not present for discussion. The Applicant's letter was read and the map perused. She currently owns two lots with part of the Osborne home, well and septic on one lot and part on the other. She is asking to move the lot line to put the home on one lot and create a new lot. The new lot will be a non-conforming lot, as it will lie in both the lake and rural districts. The Board decided to not entertain this as a formal application as the map does not have a surveyors stamp and there are no receipts showing a formal mailing was done to the abutters. Her check will be returned to her.

Secretary's Cumulative hours:

Adjourned: Harry made a motion to adjourn the meeting. The motion was seconded by Stephen McGerty and the meeting adjourned at 9:07 PM.

The next meeting will be held at the Town Hall on April 2, 2013 at 7 PM.

Respectfully submitted,

Kathleen Ellis

Secretary, sitting in for Pat Putnam

These minutes of the Town of Stoddard Planning Board have been recorded by the Town. 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