

Town of Stoddard  
**PLANNING BOARD**  
Tuesday, December 5, 2023  
Town Hall – 7:00 PM

**MINUTES**

Bob Maden started the meeting at 7:00 PM and led the Pledge of Allegiance

Roll Call:

Present – Bob Maden – Chair, Jason Kovarik – Vice Chair, Terri LaRoche – Selectmen Representative, Vickie Williams Secretary & Member, Jason Russell – Member, Rex Rodanas – Member and Harry Power – Alternate

Minutes of November 7, 2023

**Vickie Motioned to Accept the Minutes of November 7, 2023 as written. Terri Seconded. Motion Carried.**

Correspondence:

Budget – Went over year budget. Bob will work out something and discuss with Michelle for the next year's Budget.

Old Business:

Master Plan – Housing

Discussed the Building Permit History in town.

2023 Jan – Dec- 64 permits issued. 9 new homes, 11 garages, 9 sheds, 7 additions and 24 other including solar.

2022 – 57 permits issued

2021 – 39 permits issued

2015 – 26 permits issued – 4 were new home

2006 – 2010 – 333 permits issued – 84 new home permits on existing lots.

2000 – 2005 – average of 14.4 permits issued.

1995 – 2000 – average of 10 permits per year.

There has been a 3% growth rate in Stoddard on a yearly basis, mostly on Hidden Lake and private roads.

Population Census of 2022 showed that Stoddard had 1,416 full time residents.

There has been a steady increase in population and building on existing lots that were just land lots.

Should we consider as Marlow has done in creating building lots. Such as 1 acre lots in the Village, Rural lots being 5 acres, 10 acres and 20 acres. It would be a way in which to keep the growth level down and keep a more rural feel to the Town.

Take a look at Sect 3A – the statistical analysis and the 3 districts of land in Stoddard

Need a Vision Summary for how we see the housing in Stoddard in the future it is lacking in the current Master Plan

List of Ideas and things to think about:

Land use with the Housing on lot

How growth raises the taxes. More children more school taxes.

Do we want condos/apartments complex or maintain the rural feel of Stoddard?

Diverse housing for all?

1 acre minimum for lake lots

2 acre minimum for residential

Do we make bigger lot requirements to help manage the growth population of Stoddard?

Do we keep cluster housing to a minimum?

Put out a housing survey to get feedback from the community and residents. Put copies in the Town Hall, Gould House, Library and set something up on the internet for feedback from the public.

Next meeting on January 9, 2024 discuss Land Use Section.

New Business:

Terri thinks we should look at the CPO Signage section. Thinks we should look into verbiage for special exemptions being heard by the ZBA for special Town and Local functions. Having a signage issue for the 250<sup>th</sup> Celebrations.

Change the January 2, 2024 meeting to January 9, 2024.

**Vickie Motioned to change the meeting to January 9, 2024. Jason K. Seconded. Motion Carried.**

LBF Boundary Line Agreement with Walker/Pollock scheduled for January, 9 2024 meeting.

**Jason K Motioned to hear this application at the January 9, 2024 meeting. Vickie Seconded. Motion Carried.**

**Jason K Motioned to Adjourn the Meeting @ 8:55 PM. Vickie Seconded. Motion Carried.**

Submitted

Vickie Williams - Secretary

