

Town of Stoddard  
**PLANNING BOARD**  
Wednesday, January 17, 2024  
Town Hall – 7:00 PM

**MINUTES**

Bob Maden – Chair called the meeting to order at 7:04 PM

**PLEDGE OF ALLEGIANCE**

ROLL CALL – Present: Bob Maden – Chair, Jason Kovarik – Vice Chair, Vickie Williams – Member & Secretary, Rex Rodanas – Member, Harry Power – Alternate

ROLL CALL – Excused: Terri LaRoche – Selectmen Representative and Jason Russell – Member

GUESTS – Don Marshal, Jon Marshall and Geoff Jones

**Bob asked Harry Power to join the board in the replacement of excused Member Jason Russell.**

**PUBLIC QUESTIONS –**

Geoff Jones – Geoff inquired about the agenda item regarding the Boundary Line Adjustment for the Little Big Forest. The Chair informed him that the agenda item on the LBF & Walker/Pollock BLA Agreement is to reschedule the Public Hearing due to the cancellation of the January 16, 2024 Board meeting due to weather. The Board must vote to hear the BLA Agreement again, the process must start from the beginning with notification to Owners, Abutters & public ad in the Keene Sentinel. The Board will be voting to reschedule the meeting to Tuesday, February 6, 2024.

Don & Jon Marshall – The Marshalls asked for clarification on the difference between an ADU and actual subdivision for the building of a house on existing property and how much acreage was needed. Mr. Power explained the restrictions on an ADU (square footage, number of bedrooms, etc.), and the requirements for a subdivision (minimum acreage, road frontage etc.). The Marshalls indicated that they were looking for a new home not an ADU. The Planning Secretary, Vickie Williams provided the Marshalls with contact information and office hours for the Planning Board to help with any applications/permits.

**OLD BUSINESS –**

**1. Land Use Section of the Master Plan**

Jason gave us an overview of the content as not all members had read the document and there were not copies available to distribute. Bob stated he thought it was well prepared draft by Jason with set focus, goals and objectives.

All members of the board will review the Land Use Section and discuss with thoughts and ideas at the next board meeting in February. Jason will email a copy to all board members.

## 2. HOUSING SURVEY FOR MASTER PLAN –

Bob stated that he delayed on pushing out the survey until the holidays were over. He will publish on the Town's Planning Board Page and circulate via the Granite Lake Association. Bob will see if Terri can circulate on the Highland Lake email list and Charlotte Lesser on the Island Lake email list. Rex will have it posted on the residents' Facebook Page. We will also distribute paper copies at the Town Hall, Gould House, possibly the library. Will set a deadline at of April to get replies to the survey.

## NEW BUSINESS –

Town of Stoddard/LBF & Walker/Pollock Boundary Line Agreement -

**Vickie Motioned to reschedule the Public Hearing for the Boundary Line Agreement at the regularly scheduled February 6, 2024 Planning Board Meeting. Jason K Seconded. Motion Carried.**

CPO – Sign Ordinance – Tabled to the next meeting full board not present.

Budget – Bob informed the Board that the new budget was required and suggested that we budget the same amount for the publication of the Master Plan as the budget was set for the current year on the master plan which will not be spent. We may not be able to publish the Housing/Land Use Sections by the Town Meeting. Changes to the CPO (Sign Ordinance) and/or corrections to CPO for incorrect headings, numberings, etc. may be required at the Town Meeting.

Land Use Section of the Master Plan – Bob asked Jason Kovarik if a survey would be helpful as we have distributed for Housing. Jason Kovarik agreed and Bob committed to drafting one for the next meeting.

**Jason K. Motioned to Adjourn the Public Meeting @ 8:15 PM. Vickie Seconded. Motion Carried.**

Submitted  
Vickie Williams  
Secretary