

# PLANNING BOARD MEETING MINUTES OF MAY 7, 2013

Submitted by stoddard on Wed, 05/08/2013 - 7:28pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD May 7, 2013

MEETING CONVENED AT 7:05 PM

Members attending included: Ruth Ward, Terry McMahan, Robert Fee, Stephen McGerty, Harry Power, Selectmen's Representative, Margo Santoro, Alternate sitting in for Dian Mathews and George Preston. Absent was Dian Mathews.

Correspondence: Emails from Terry McMahan re: information for Paul Gagnon and Geoffrey Jones for meeting on steep slopes, email from Fred Ward, Email from Paul Gagnon indicating new email address for contacting him, Monadnock Conservancy training announcement, email from Harry Power concerning 360 acres being listed (Green Crow is the owner), email from Bob Fee answering Ruth Ward that he will attend the 5/7 meeting and has concerns on the steep slopes study.

Minutes of previous meeting: Ruth Ward moved and Stephen McGerty seconded to accept the minutes of the April 2, 2013 meeting as printed, the board approved.

Public rudimentary questions: George Preston announced he was resigning from the

board, effective immediately.

The board thanked the long serving members of the board who are not returning - Terry McMahon and Robert Fee. It was noted that no one has signed up to run for either of the board seats.

Old business:

Sign the secretary's raise (effective 7/1/2013) form.

Sign Mylar and plot plans for Gordon Garnett's Lot Line Adjustment and Subdivision

Both were signed by the Chairman.

New business:

Wetlands Permit Application by Ronald Morrison, Tax Map # 102, Lot # 44 (Valley Road)

Budget Report for April

Both were passed around for information only.

Subdivision applications: None

Site Plan Review: None

Other business: Developable Lot Study - Geoffrey Jones and Paul Gagnon were introduced to the board and a lengthy discussion ensued concerning the future development of large lots of land around town. Terry McMahon explained the study that he and Dian Mathews conducted and noted that, apart from wetlands, the Planning Board does not consider other areas, like conservation lands, steep slopes, premature and scattered development or aquifers. Paul Gagnon noted that the board should consider the rural character of the town when hearing about subdivisions and developments. He felt there should be ordinances to address development constraints such as 25% steep slopes, as some towns regulate 15% steep slopes. These steep slopes can be filled to create a flat area to build on but that creates runoff concerns.

Geoffrey Jones pointed out the white house that sits above the Island Pond, surrounded by conservation land, emitting a glow of lights at night, has a steep driveway and should never have been allowed to be built in that location.

Ruth Ward noted that 3/4 of the steep slopes in town are in conservation easement parcels.

Robert Fee reported that bears wander through his land; he can set his watch by the time they arrive, due to residents in Hidden Lake Development feeding them. This practice encourages interaction between wildlife and people. A fed bear is a dead bear, as the saying goes.

Geoffrey Jones said research has shown that larger lots do not work as they fragment the land.

There is some consideration that could allow clustered houses in close proximity to each other, leaving the balance of lots available for gardens, some wood harvesting, and general recreation.

Paul Gagnon said the board should construct an ordinance addressing scattered and

premature development regulation. The Cold Spring Pond area was brought up as an example. The road is not in any condition to support further development in the large parcels located there. The board thanked Geoffrey and Paul for their time and sharing their expertise.

Secretary's Cumulative Hours: 43.48 Hours

Adjourned: Harry Power moved and Stephen McGerty seconded to adjourn at 8:45 PM, the board approved.

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.