

Stoddard Planning Board Meeting Minutes of June 7, 2011

Submitted by stoddard on Wed, 06/08/2011 - 1:50pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD June 7, 2011

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, George Preston, Dale Smith, Robert Fee, Matthew Wheeler, Arnie Stymest, Alternates Harry Power and Margo Santoro. Excused was Terry McMahon.

Correspondence: email from Terry - out of state for 6/6 meeting; email from Terry - committee coordination retro, email from Terry - Heading for Home Summit meeting report, email from Ruth - National Land Conservation Conference announcement.

Minutes of previous meeting: Dale Smith moved and Matthew Wheeler seconded to approve the minutes of May 5, 2011 as corrected, the board agreed. Corrections:

Remove the last 2 sentences on page one (1) under Public Rudimentary Questions. George Preston asked that his name be added to the list of members attending.

George Preston moved and Dale Smith seconded to send all the preliminary minutes of each meeting to the board chairman

for final approval before they are posted and published on the town web site. All requests for changes to any set of minutes will be directed to the chairman for his/her decision and the chairman will advise the secretary of any fixes necessary. The minutes will be reviewed in time to be posted, as required, within the 120-hour (5 day) state regulation deadline. In response to the conflict of interest subject, Harry Power read an opinion from the LGC that notes that all applications go in a case-by-case basis and if a Compliance Officer has had previous contact with an applicant, who is appearing before the Planning Board, it might be wise for him to step down from considering the application.

Public rudimentary questions: Harry read a couple updates that the State has implemented. Included were NH House Bill # 316, removing the restriction of involuntary lot mergers by any owner or subsequent owner if requested prior to 12/31/2016. Previously, the town could require merger of contiguous, non-conforming lots, for a building permit. Ruth Ward will check with the LGC to see if it is still legal. (and) House of Representatives House Bill # 368, which weakens the enforcement of workforce housing, is up for consideration.

Old business: Dale Smith moved and Matthew Wheeler seconded to re-appoint Margo Santoro to a 3 year term as alternate ending at Town Meeting, 2014, the board approved.

New business: The chairman signed the town-required

paperwork for the Secretary's pay raise, effective 7/1/2011.

Harry Power presented a Building Permit Schedule increasing all fees, as discussed with the Selectmen on 4/4/2011, to:

Commercial	\$750.00
New Dwellings	\$500.00
Additions & Garages	\$350.00
Sheds, Decks over 144 sq. ft.	\$250.00
Sheds, Decks under 144 sq. ft.	\$150.00

Robert Fee moved and Matthew Wheeler seconded to adopt the above fee schedule and send it on the Selectmen for their approval and implementation, the board approved.

Robert Fee will consult the LGC to explore including spec houses in the Commercial category. He was also concerned with the impact on the roads, of commercial trucks delivering materials to the building site. Commercial, mechanized logging operations have been occurring in the past couple years and the roads, especially in the Hidden Lake Development, have taken a beating. Dale Smith moved and Robert Fee seconded to explore instituting an Impact Fee on commercial haulers to guarantee restoring the roads to previous condition at the end of their operations, the board agreed.

It was noted that John Halter has suggested that a building permit that had not been activated within the year's term could be renewed at half price. Dale Smith preferred to have the

building permit process started anew, which was generally agreed upon.

Arnie Stymest asked what the weight restriction on King's Highway should be and who would enforce it. Robert Fee reported that the logging trucks are leaving really early in the morning, so as to avoid the NH DOT checkpoints. He said the state is down at the intersection of Route 9 & Route 123 with scales and are cracking down on offenders exceeding the registered weight limit on the vehicles. He thought the DOT should be invited to sit at the intersection of Route 123 and King's Highway, to check for weight limits. It was suggested that the Selectmen write to the NH DOT for more policing of weight limits in Stoddard.

Subdivision applications: None

Site Plan Review: None

Other business: Ruth Ward passed out a Model Telecommunications Facilities Ordinance written by Carol Ogilvie at SWRPC, with her changes to include the specific, special conditions here in Stoddard. The board members were asked to review the model and come back to the next meeting with any suggestions or changes they felt would be appropriate.

Ruth Ward read a letter from the NH Land Surveyors Association reminding the board of specific state regulations

that only Licensed Land Surveyors or the Superior and Supreme Courts of NH can determine boundary lines. That means professional engineers are not allowed to certify plot plans, site plans and other types of plans, which show boundary lines.

Robert Fee said the board would have to be careful to follow those regulations.

Ruth Ward also noted that the SWRPC is holding a Broad Band Coverage workshop and Robert Fee said he would attend.

Secretary's Cumulative Hours: 60 Hrs.

Adjourned: Harry Power moved and Robert Fee seconded to adjourn at 8:40 PM, the board agreed.

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.