

STODDARD PLANNING BOARD MINUTES OF THE MEETING HELD 7/5/2011

Submitted by stoddard on Wed, 07/06/2011 - 10:03pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD July 5, 2011

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Terry McMahon, Robert Fee, Dale Smith, Matthew Wheeler, Selectmen's Representative, Arnie Stymest, Alternates Margo Santoro and Harry Power. Absent was George Preston. Harry Power was asked to sit in for George Preston.

Correspondence: Email from Robert Fee re: spec houses = commercial; routine roadway maintenance notice from NHDOT - replace culvert by Faulkner shingle mill; letter from BOS re: increasing building permit fees.

Minutes of previous meeting: Robert Fee moved and Dale Smith seconded to approve the minutes of June 7, 2011 meeting as presented, the board agreed.

Public rudimentary questions: None

Old business: Robert Fee reported that the LGC Attorney, Paul

Sanderson, advised that considering "spec" houses as commercial would probably be illegal. He also questioned the building permits being set by the Planning Board as the RSA 674:51 calls for the fees to be set by the Selectmen. The town has adopted a zoning regulation that assigns that responsibility to the Planning Board.

Harry Power reported that the following documentation for the past 4 1/2 years shows 333 building permits being issued with 86 new house building permits spread out over:

2006	28
2007	27
2008	12
2009	9
2010	10

Terry McMahon asked about the cost to issue a building permit, including, but not isolated to, the Compliance Officer costs. He called for a comparison to other towns in the area.

On the Building Permit fees, Harry Power reported that he had researched Washington, Sullivan, Nelson, Hancock, Gilsum and Marlow and learned that some towns charge per square foot and some levy a fee and some levy a fee and a price per square foot too. None of the towns have adopted building codes. If the town adopted building codes then a building inspector would have to be included and that position would include a much higher budget cost.

Robert Fee wondered if the building permits, as they are now, cover the Compliance Officer's expenses.

Matthew Wheeler said that general conditions lead to great

building in Stoddard because of no codes. He said it depended on the financial funding of each building loan institution requiring codes to be followed.

Ruth Ward asked if the Selectmen should hold a public hearing on the increase of building permit fees.

Arnie Stymest said he would have to consult with the rest of the Selectmen to see how they feel. Matthew Wheeler offered to prepare visual aids to help the public understand the need for the increased fees.

Ruth Ward said she desires the public hearing be a joint one with the Selectmen. The board set 7/25/2011 @ 7:00 PM as the tentative public hearing date. Arnie Stymest will inform the BOS of the pending public hearing.

The Wireless Communication Ordinance update was reviewed. Ruth Ward suggested various edits to have the ordinance reflect the Town of Stoddard's needs. She asked the board to read the proposed ordinance update and report back at the August meeting.

New business: Ruth Ward reported that she attended a LGC sponsored workshop on "Knowing the Territory" and passed a couple copies of the program book to interested members to read.

Appointment of Chairman and Vice-Chairman was addressed. Harry Power moved and Terry McMahon seconded to appoint Ruth Ward as Chairman.

Dale Smith moved and Matthew Wheeler seconded to appoint Robert Fee as chairman. After discussion, Robert Fee said he would be willing to serve as Vice Chairman. At that point Robert Fee moved and Harry Power seconded to appoint Robert Fee as Vice Chairman. A vote was taken that showed 5 affirmative and 1 negative vote for Ruth Ward for Chairman and 6 affirmative votes for Robert Fee as Vice-Chairman. The selectmen's representative did not cast a vote for either nomination.

Ruth Ward informed the board of a power point presentation that the SWRPC has complied on "Guiding Change". She passed out one copy of a CD on the subject for members' information. Lisa Murphy has indicated a desire to attend a Planning Board meeting and present the program. Terry McMahon asked if Lisa Murphy would be willing to tailor her presentation toward Stoddard's needs. It was suggested inviting the ZBA, Conservation Commission and Board of Selectmen to join the Planning Board for that presentation.

On the issue of Conflict of Interest and serving on a board, Ruth Ward passed out a Conflict of Interest definition for the board's information.

On the subject of Work Force Housing, Ruth Ward noted that the proposed changes have been defeated by the legislature and the Town of Stoddard has enough housing in the range to comply with the WFH regulations.

Matthew Wheeler volunteered to consult with the Conservation Commission on the availability of tracts of land, in Stoddard, that could support subdivision projects and available building lots. This is to assess the possible future growth of the town. Concern for construction on steep slopes was raised because it carries with it, special drainage problems and the possibility of erosion. He will work with the Conservation Commission to address these topics.

Ruth Ward suggested the board consider preparing an ordinance to regulate commercial wind towers, noting that Antrim is now dealing with such an installation. The SWRPC has a basic regulation for personal power generators. Robert Fee reported that in Dixville a developer stripped a thick stand of spruce off the top of a mountain and installed a wind farm before the residents realized the project was proposed. He noted that it doesn't take much time to locate and building a wind farm.

Subdivision applications: None

Site Plan Review: None

Other business: Ruth Ward said she would like to schedule a site visit to the northern section of town where the 50' wide lots are situated. Harry Power noted that it is a 68 mile round trip to that location. The board agreed it would be informative to view

the area.

Matthew Wheeler reported on the latest Hidden Lake Civic Association meeting where their covenants were discussed. The civic association has not enforced non-compliance of their covenants. Dale Smith noted that the HLCA has never enforced their covenants.

Home Occupations were brought up and there was some desire to see anyone planning a home occupation to come before the Planning Board to include them in the general information sharing. The visit would be in addition to notifying the Selectmen of the planned Home Occupation. Margo Santoro reported that she thought the Fire Chief is required to inspect any structure that would be incorporating a home occupation therein. She said she would check with the Fire Chief and get back to the board.

Secretary's Cumulative Hours: 4

Adjourned: Harry Power moved and Terry McMahon seconded to adjourn at 8:40 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.