

# PLANNING BOARD MEETING MINUTES OF AUGUST 5, 2014

Submitted by stoddard on Fri, 08/08/2014 - 4:22pm.

***Preliminary***

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD 8/5/2014

MEETING CONVENED AT 7:00 PM

Members attending included: Dian Mathews, Dale Smith, Arnie Stymest, Chris Madden, Ellen Mason, Dean Huber and alternates Harry Power and Margo Santoro. Excused was Ruth Ward.

Harry Power was invited to replace Mrs. Ward to the meeting.

Correspondence: None

Minutes of previous meeting: Dale Smith requested that the minutes of July 1, 2014 meeting be amended to reflect that he was talking to the board about zoning and saying that we need to find out what the town wants. They may say make the whole town commercial. We don't know and we should ask. Ellen Mason moved and Dale Smith seconded to accept the minutes of the July 1, 2014 meeting as amended, the board approved.

Old business: Master Plan Sub-Committee report on update - the committee was not able to meet so there was no report.

New business:

1. Voluntary Merger for Homfeld Living Trust - Tax Map # 133 Lots # 11 & 12 - Gary Oke asked the location of the parcels - Treelyn Road was the answer. The tax maps were consulted and Dian Mathews signed the merger agreement for the board

after their agreement that the lots are contiguous.

Subdivision applications: Stephen Raymond - Fox Run Road, Tax Map # 120, Lot # 14.2 - 3-lot subdivision. Matthew Drew, representing Richard Drew and Stephen Raymond presented the plan. Mr. Drew explained where buildings could be constructed to avoid wetlands.

Richard Krutt, an abutter, registered his concern on the logging that has been done to the property. He explained that he is a descendent of folks that ran logging and logging camps in Canada for years and he understands the logging that occurred on Mr. Raymond's property. He feels that logging operation caused wind sheer damage to trees on his property and that they had to be removed. He also reported that there is a brook that runs through the Raymond property for approximately 9 months of the year, with white water - about 20' wide - rushing with force to cause boulders and trees to be moved, when at its height. That brook runs directly into the lake, flooding the beach and Mr. Krutt thinks it is fed from 2 culverts under Shedd Hill Road.

Mr. Krutt thanked the board for their consideration of his concerns.

Dale Smith moved and Chris Madden seconded to approve the application as complete, the board so voted. Harry Power moved and Dale Smith seconded to approve the subdivision with existing covenants of the property to be flowed to the new property deeds, the board approved. Dale Smith requested that a copy of the covenants be given to Harry Power, Compliance Officer, for future information. Covenants = property reserved for residential purposes only; no nuisance, offensive noise or illegal trade, calling or transaction shall be done nor shall anything be done which may be an annoyance or nuisance to the neighborhood; If subdivided, no one individual lot in the subdivision shall be less than one and 1/2 acres in

area; only one dwelling house shall be erected on any lot in any subdivision, provided, however, that in addition to the dwelling house, there may be erected a garage, shed, cabana or the like; no mobile home, travel trailer, motor home, truck camper or trailer home or the like may be placed on the premises; all dwellings must be of a permanent suitable construction in keeping with the surroundings and existing dwellings; no building shall be closer than forty feet from Shedd Hill Road.

Site Plan Review: None

Public rudimentary questions:

Harry Power, referring to the latest fatal accident on Route 9, said the State Police feel that Route 9 in Stoddard and Route 10 going into Winchester are the most dangerous highways in Cheshire County. Newspaper reports show that the State is looking into a safety study of the Stoddard route.

Dale Smith reported that it has been suggested making a road from Juniper Hill Road to Mr. Mike's property and closing off one or two to the entrances/exits to Mr. Mike's. If we decided to do that, we would have to ask Mr. Mike's if they would close the other entrances. Then the State would have to be asked if they would construct a turning lane.

Harry Power said Mr. Washuta had contacted him suggesting the western most entrance be the best egress from Mr. Mike's. Mr. Washuta owns the property to the east of his place and would be open to using that area for safer turning for Mr. Mike's customers.

Other business: None

Secretary's Cumulative Hours: 12.50

Adjourned: Harry Power moved and Ellen Mason seconded to

adjourn at 7:56, 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.