

PLANNING BOARD MEETING MINUTES OF SEPTEMBER 4, 2012

Submitted by stoddard on Tue, 09/04/2012 - 11:20pm.

Preliminary

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD September 4, 2012

MEETING CONVENED AT 7:05 PM

Members attending included: Ruth Ward, Robert Fee, George Preston, Dian Mathews, Steve McGerty, Louis GrandPre' and Harry Power, Alternate. Excused were Terry McMahon and Margo Santoro.

Correspondence: Email from Margo Santoro, email from Ruth Ward re: HazMit Plan.

Minutes of previous meeting: Ruth Ward moved and Robert Fee seconded to accept the minutes of August 7, 2012 as printed, the board approved.

Public rudimentary questions: Harry Power presented 2 concerns to be addressed by the board. He asked that the board reconsider regulations relating to subdivisions

where parcels might fall in 2 districts (Rural & Residential, for instance). If a subdivision application contains lots where they straddle 2 districts, there needs to be a legal opinion as to what district's requirements for creating lots. Should the more restrictive or the less restrictive requirements apply. Also, he mentioned that if a subdivision creates lots that have less than the required frontage, but also has more than required frontage on another road, the frontage should require that the other road is contiguous to the main frontage road. The needed frontage must run along a class 1-5 road or a subdivision road, approved by the Planning Board. Robert Fee will send a letter of inquiry on the subject to the LGC for clarification. Harry also wondered which document the requirements should be in - Subdivision and/or Community Planning Ordinance or both.

Old business: George Preston asked for an update on the Holland case that was before the ZBA. The update indicated that the ZBA has denied Mr. Holland's request for a variance to conduct a business on Juniper Hill Road. He has 30 days to request a rehearing before the ZBA or file a suit at the NH Superior Court.

George also inquired the status of the Newsletter and was told that Terry McMahon was working on it.

George Preston read the RSA 674 leading sentence: "Duties of the Planning Board: It shall be the duty of every Planning Board established under RSA 673:1 to prepare and amend from time to time a master plan to guide the development of the municipality." He urged the board to study the master plan, adopted in 2005, for needed amendments. The Conditional Use Permit and Innovative Land Use should be developed prior to any extensive update of the master plan. He remembered the

failure of Growth Limitation a few years ago.

Ruth Ward reported her work toward using Conditional Use Permits. Lisa Murphy, SWRPC, is working toward having an attorney, well versed in CUP applications, who can present a workshop to educate board members on conditional use permits in general.

New business:

George called for the board to update the master plan and CIP. He felt that prioritizing issues to address in the CIP should follow the master plan.

Ruth Ward has a draft of the newly update of the Town's Hazard Mitigation Plan. The committee started with the existing HazMit and, in 3 meetings, has the plan updated. The draft must be submitted to FEMA for approval and then to the Board of Selectmen for their approval. She expects the resultant; approved plan will become a part of the master plan.

George Preston inquired into any regulations that controls clear cutting on steep slopes. He said there has to be regulation, in place, to control such clear-cutting that no vegetation is left to control erosion. Robert Fee reported that the logging operations that bring in mechanized machinery to clear land; the resulting condition shocks the landowner. Ruth Ward said that the large landowners need to be educated on the damage done to land and wildlife dependant on forested property to survive.

Subdivision applications: None

Site Plan Review: None

Other business: Robert Fee reminded the members that 2 changes to Zoning should be the limit for receiving approval from the voters. He thought that the Cell Tower Regulation update should be ready for a public hearing after the Conditional Use Permit issue is ready for inclusion in the draft regulation. The other issue to be decided is the proposed lot size change.

Secretary's Cumulative Hours: 22 1/4

Adjourned: Robert Fee moved and Dian Mathews seconded to adjourn at 8:15, 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.