

STODDARD PLANNING BOARD MINUTES OF NOVEMBER 1, 2011 MEETING

Submitted by stoddard on Fri, 11/04/2011 - 3:29pm.

TOWN OF STODDARD PLANNING BOARD MINUTES OF THE MEETING HELD NOVEMBER 01, 2011 MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Dale Smith, Robert Fee, Terry McMahon, John Halter, Arnie Stymest, alternates Margo Santoro and Harry Power. George Preston was excused (but did attend part of the meeting) and Margo Santoro sat in for him and Matt Wheeler was absent and Harry Power sat in for him.

Correspondence: Application for Maintenance Dredge for Tax Map 422, Lot 20.3 (Monadnock Boat Store), for drainage improvements, emailed request from Ruth for agenda items and an email from Alan Rumrill on wording for Historically sensitive areas in the Wireless Communications Ordinance.

Minutes of previous meeting: Dale Smith moved and Terry McMahon seconded to accept the minutes of the October 4, 2011 meeting as written, the board approved.

Public rudimentary questions: None

Old business: Telecommunication comments from Historic District perspective - the board reviewed the wording for historically sensitive areas that Alan Rumrill submitted. The board agreed with his wording and the following will be inserted under Section IV - Location of Telecommunications Facilities: A telecommunications structure will not, in any way, detract from or impair the historical appearance and nature of the town, specifically in the historically significant Stoddard Center Village, as well as in other areas of town that are deemed to be historically significant to the maintenance of the town's heritage and historical nature.

Sign Ordinance: Consideration for adding moving, digital signs to be placed on the prohibited list was discussed but the board decided to not address this issue at this time.

Zoning Ordinance: It was agreed to have Robert Fee and Margo Santoro work on an Innovative Zoning Section, for the CPO, to be reviewed by the board after they have the wording worked out.

Progress on overlay maps for steep slope parcels: Matt Wheeler was absent so nothing was considered on this item.

New business: Harry Power presented concern over the

growth in town. He referred to the school becoming maxed out and noted that the rate of building permits being applied for is much higher than surrounding towns are experiencing. He noted that it is the responsibility of the Planning Board to plan for growth. He urged the board to come up with a formula, much as Harrisville had done, to slow the amount of building permits any one developer is allowed to acquire, in any one year. He also referred to large tracts of land, in town, that will probably become ripe for development once the economy turns around.

Terry McMahon suggested that the courts would rule that the town could afford the growth. He, once again, called upon the town to use the CIP to guide the tax increases.

Harry Power called upon the board to consider, five (5) years from now, what the tax rate is, proving that growth does not lower taxes.

Robert Fee said the increase in the school population is because spec houses have been built by developers, who cannot sell them, so they are renting them at ridiculously low rents to cover some of their costs. Robert Fee reported that most renters are disillusioned at the number of miles they have to drive to reach any services, once they move here, and plan to leave as soon as they can.

Harry Power said there has been a tremendous amount of growth and it is too fast. He reiterated that growth needs to be slowed down.

Dale Smith recalled that several years ago, the board went through this same issue - to minimize growth. He recalled that

the board concluded that the courts would look at the Master Plan to see if it is guiding growth. Mr. Smith called on the Planning Board to provide leadership in promoting the Master Plan.

George Preston also recalled that the board addressed this issue a year and one half ago and the limiting of growth could not be substantiated.

Ruth Ward asked the board members to bring in specific ideas on updating the Master Plan for the next meeting.

Margo Santoro reported on her recent workshop attendance where the LGC recommended the Master Plan be updated every 5 to 10 years. The Stoddard Master Plan was adopted in 2005. The other issues that she thought needed correcting have been done already.

New Business: None

Subdivision applications: None

Site Plan Review: None

Other business: Ruth Ward announced that the SWRPC has had to cancel the November 15, 2011 presentation of "Guiding Change" due to scheduling conflicts. The board decided to reschedule the meeting for November 29, 2011, if it will fit into Lisa Murphy's schedule. Ruth will notify her.

Secretary's Cumulative Hours: 44

Adjourned: Robert Fee moved and John Halter 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.