

# **PLANNING BOARD MEETING MINUTES OF 11-05-2013**

Submitted by stoddard on Sun, 11/10/2013 - 3:06pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD November 5, 2013

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Dian Mathews, Chris Madden, Dale Smith, Ellen Mason, Steve McGerty and Harry Power, alternate. Absent was Margo Santoro.

Correspondence: Bill from Fernald, Taft, Falby & Little, PA for work 1/22/2013 through 9/13/2013, email from Ruth on Osborne section of minutes, September and October monthly budget reports, Retracement Survey to set pin in corner of Tax Map # 413 Lot # 7 (Harris Center) bordering Tax Map # 420 Lot # 32 (Janette Phelps), Voluntary Merger for Codner (Tax Map # 108, Lots # 03 & 04.

Minutes of previous meeting: Dale Smith moved and Ellen Mason seconded to accept the minutes of October 8, 2013 as presented, the board approved.

Public rudimentary questions: None

Old business:

1. The voluntary merger for Codner was approved.

2. The Osborne issue (about lots bridging 2 different districts) was discussed. The board

feels that the State RSA's pertain but that the Community Planning Ordinance or

Zoning Regulations at the Town's level should be amended to include a description

of which district's ordinances will be followed. It was noted that Atty. Little agreed

that a test pit must be done to ascertain that the resulting lot is buildable.

3. Master Plan - Dian Mathews reported on her 3 hour meeting with Terry McMahon

concerning the Master Plan data. He advises that the update needs a purpose. The

Fair Housing Act was discussed and Stoddard complies. There needs to be a

Specific area where 5 acre lots can be put in place to allow for Fair Housing Regulations. He suggested that the board concentrate on pages 16 & 17 -

Comprehensive Development Plan, which needs the data updated to reflect

what

is in place in Stoddard now. Ellen Mason will work with Dian Mathews and will email a

list to other members for their approval. There will need to be a public hearing and

then the Planning Board can approve the update. Harry Power will act as a Consultant as he is well versed in the conditions that prevail in Stoddard today.

4. Cell towers were discussed and Chris Madden will follow up on Senate Bill 101

to be finalized after a 60-day comment period. The FCC approved a personal

wireless system on June 26, 2013. He feels that it will take about a year to reach

a final conclusion on this regulation. The local authority is at risk. A contractor can

come in and choose a location and construct any kind of facility. The ZBA and

Planning Board can tack on **SOME** conditions but the location will not be one of them.

But the town can choose sites and be ready to present them to applicants. Chris

Madden says there are reputable companies who will research locations to

come up

with a plan. The Planning Board then can present them to the Town at a public

hearing. Chris Madden will work with the legal people at U S Cellular and come up

with a plan and tower. There are 2 companies that broker facilities. Her will suggest

tweaks to the board/s proposed ordinance to make it coincide with the Federal

Regulations. This issue will be further discussed at the December meeting.

New business:

1. Ruth Ward referred to the many signs that are up at Mr. Mike's. Harry Power made a site visit a bit ago and took pictures, which he presented to the Board of Selectmen. They haven't acted on his report.

2. Ruth Ward reported that Monadnock Boat has a few boats parked between the road and the left side building. There weren't supposed to be any wares parked there.

3. Mr. & Mrs. Plante are residing in a cellar hole down on Route 9. Harry Power

reported that Mrs. Plante had secured permission from the Board of

Selectmen to

extend their building permit b one year for completing a weather tight facility.

Subdivision applications: None

Site Plan Review: None

Other business: None

Secretary's Cumulative Hours: 32.5 hours

Adjourned: Harry Power moved and Dian Mathews second to adjourn at 8:20 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.