

PLANNING BOARD MEETING MINUTES OF 12-03-2013

Submitted by stoddard on Wed, 12/11/2013 - 12:41pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD December 3, 2013

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Dale Smith, Chris Madden and Alternates Harry Power and Margo Santoro. Excused were Steve McGerty, Ellen Mason and Dian Mathews.

Harry Power and Margo Santoro replaced Ellen Mason and Dian Mathews.

Correspondence: ZBA meeting minutes of 11-21-2013

Minutes of previous meeting: Dale Smith moved and Chris Madden seconded to accept the minutes as corrected, the board approved. Corrected Perk Test to Test Pit under Osborne issue.

Public rudimentary questions: None

Old business:

1. Cell Tower Discussion continued - Chris Madden reported on the beginning of his research on siting towers. The Federal Communications Act is in the final public comment segment and Chris reports that there are major changes to the regulation. All the sources that he has talked to recommend hiring a lawyer experienced in negotiations on towers. The Board needs to have a zoning ordinance in place before hiring that lawyer. The Ordinance would have to be placed on the warrant at the town meeting and be approved before the lawyer would be able to work with the town.

He also reported that the tower and the site are separate leases resulting in between \$800 and \$1500 per month and the cell company is separate and would pay the landowner(s) proportionately by how many cell antennas are co-located on the tower. Each company would be paying directly to the landowner(s) for their share. Chris passed around copies of some of the Federal Communications Act and will supply more as he is able to sift through the massive amount of paper.

2. Master Plan Update - was not taken up as the two board members working on the project were excused. This will continue at the January, 2014 meeting.

New business:

1. It was noted that the CPO is missing any indication on what district would regulate a lot that is located in two. The State RSA 676:14 has a regulation but the board felt that there should be a clarification in the CPO also. See Article VI - B - Non-Conforming Lots. Ruth Ward wrote the following as a suggestion of an addition: If two contiguous lots are in different zoning districts, the zone with the more stringent requirements shall apply (RSA 676:14) When a lot is created by a

merger or lot line adjustment, and is in two zoning district, the more strict dimensional requirements will prevail.

2. Ruth Ward asked what the board wishes to do about the signs that proliferate at Mr. Mike's. Harry Power has taken photos and turned them over to the Selectmen but they have not addressed the situation. It was discussed that a fine of \$100 per sign, for offending establishments that have more signs than allowed on the property, might be added to the regulations. Harry Power reported that the State RSA's allow for withdrawal of Site Plan Review Approval if a business is in non-compliance of its agreement. RSA 676:4-a allows for this revocation. There are guidelines in RSA 674:39. Dale Smith wondered if Mr. Mike's Site Plan Review Approval had any indication of where and what kinds of signs are allowed. He also asked how long the offending signs had been in place. He noted that Mr. Mike's is paid for displaying those signs and they are changed out every 3 months. Dale asked if anyone had contacted the actual owner instead of the manager. Ruth Ward asked Harry Power to talk to the Selectmen.

3. Ruth Ward suggested that the board include something in the Master Plan for Innovation Land Use - which is a green initiative. There are tax breaks for woodstoves or furnaces that include water heating, windmills, etc. She also felt that cluster housing should be addressed in the Master Plan.

Subdivision applications: None

Site Plan Review: None

Other business: None

Secretary's Cumulative Hours: 5

Adjourned: Harry Power moved and Chris Madden seconded to adjourn at 7:55 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.