

PLANNING BOARD MEETING MINUTES OF DECEMBER 6, 2011

Submitted by stoddard on Fri, 12/09/2011 - 2:54pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD December 6, 2011

MEETING CONVENED AT 7:05 PM

Members attending included: Ruth Ward, Terry McMahon, Robert Fee, John Halter, Arnie Stymest and alternates Harry Power and Margo Santoro. Harry Power filled in for George Preston and Margo Santoro filled in for Dale Smith. Absent were George Preston, Dale Smith and Matthew Wheeler.

Correspondence: None

Minutes of previous meeting: Robert Fee moved and Ruth Ward seconded to approve the minutes of the November 1, 2011 meeting as presented, the board agreed.

Public rudimentary questions: None

Old business:

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

Report on progress on Innovative Zoning Section of
CPO - Robert Fee read 2 draft

proposals he has written up to be considered as
changes to the CPO.

His Plan A would change the size of Rural parcels to 5
acres with 150' of frontage on a

Class 5 or better road.

Residential parcels would be changed to 3 acres with
75' of frontage on a Class 5 or

better road.

His Plan B would govern major subdivisions could be
considered as cluster housing

using maybe 1.5 acres to place the house on and
the residual land to be placed in

a permanent conservation easement. If the voters
accept this, the Cluster Housing regulations in the
CPO would be removed.

Master Plan update was considered with Terry McMahon
suggesting that the CIP needs to be put into usage.

New business:

Monadnock Boat Store - follow-up - Ruth Ward reported
that there are numerous violations to the sign ordinance at and
pertaining to the Monadnock Boat Store. She felt the signs
installed on Route 123 North and South should be regulated by
the Planning Board. The board members disagreed and said
that the State usurps the town. She then noted that the buffer is
not screening the boats, in blue covers, from the road. The

secretary read the condition pertaining to buffering, which was placed on the property. Harry Power suggested that the board send a letter to Scott asking for a more effective screening, come spring. Improved screening could include evergreen plantings, as required for Hayes Car and Truck.

Mr. Mike's Overnight Parking - Ruth Ward reported that a mobile home was parked, overnight, at the store's overflow area. She thought the no overnight parking was for any vehicle, etc. The board recalled that the no overnight parking was to restrict idling vehicles overnight.

Terry's report on the SWRPC meeting of 11/29/2011 - Terry McMahon reported that there were 4 board represented at the meeting. They seemed to suggest that a news bulletin would be agreeable to recipients if the subjects were what the various boards are working on. It was noted that the most effective and economical way to disseminate the information is by email with the recipient's option to reply with suggestions based on the information included in the bulletin. Ruth Ward suggested placing a news bulletin in the tax bills. John Halter reported that nothing is allowed, by RSA restriction, to be included in the tax bills. Patricia Putnam noted that the tax bills are processed, at quite a savings financially and time wise, by an outside printing firm, which mails the bills at bulk rate for postage savings. Ruth Ward suggested that not every department be included in the news bulletin, just policy-making boards. She also suggested that a questionnaire, at the Town Clerk's office, ask if the town's residents are interested in receiving, on a quarterly basis, updates from various boards. If

the answer was in the affirmative, write their email addresses down for inclusion.

Legal expense breakout - Patricia Putnam reported that the Legal expense was for Sy Little to vet the ordinances placed on the town warrant last spring. Atty. Little's firm isn't too quick to bill.

Subdivision applications: None

Site Plan Review: None

Secretary's Cumulative hours: 56.

Other business: The board met with Mark Skidmore and John Bunce in the matter of covenants and restrictions placed on the Subdivision of Land of the Spruceland Corp., when the subdivision was approved in 1978. The covenants and restrictions are recorded at the Cheshire County Registry of Deeds. They desire to strike those covenants and restrictions from the "lot 5" to allow John Bunce to install a state approved septic system to serve that lot, which Mr. Bunce is in the process of purchasing from People's United Bank, present owner of record.

It was learned that the septic system that currently services lot 5 is to be kept in service until the state approved septic system receives an approval to operate. At that time the community septic system will no longer serve Lot 5. If the state does not approve a septic system for the lot, the Spruceland Corporation

will continue to service that lot 5.

Mr. Bunce and Mr. Skidmore are seeking written confirmation that the elimination of the covenants and restrictions will not constitute a violation of the Planning Board's approval of the subdivision. The board was of the opinion that the covenants and restrictions are no business of the board but decided to consult Atty. Little on the issue. Ruth Ward will contact Atty. Little and notify the board members and secretary so the requesters are informed in prompt order.

Secretary's Cumulative Hours: 56

Adjourned: Harry Power moved and Robert Fee seconded to adjourn at 9:00, 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.