

Woodstock Planning Board Meeting 04.08.2019

Meeting called to order: 6:30 PM by Bonnie Ham (Chair)

APPROVED – MAY 13, 2019

Roll Call attendance by Chair: Present (*):

Regular Members: Bonnie Ham, Chair*, Scott Rice (Selectman Representative), Pat Griffin (Vice-Chair*), Jeff Ingalls*, Margaret Aranyosi*, Jim Conn*. Alternate: Mike Donahue*

Public: Jim Young, Lot Merger-Old Fairfield Rd; Ally Rokita, Community Planning Class

Mike Donahue as alternate was invited to sit at the table.

Filling of Vacancy on Board

Pat motioned and Margaret seconded to appoint Mike Donahue to fill the vacancy on the Board for 1 year. All members present voted yes. Pat motioned and Margaret seconded to appoint Paul Carolan as an alternate for 1 year. All members present voted yes.

Election of Officers

Jeff motioned and Jim seconded to elect Bonnie as Chairperson. All members present voted yes.

Margaret motioned and Jeff seconded to elect Pat as Vice-Chair. All members present voted yes.

Minutes of March 11, 2019

Pat motioned, and Margaret seconded to approve the minutes of March 11, 2019 as written. Some discussion on whether minutes had already been posted on website. Determined they had not and restated that minutes will not be published on website until approved by board. Mike and Jim abstained. All other members present voted yes.

Communications:

Received notification from Paul Carolan that he was unable to serve as a board member, but is willing to act as alternate when in Woodstock.

NCC is holding a Planning Board Training Session on April 27 in Stratford. Cost is \$20 if any member wishes to attend,

Received DES notification on extension of permit for Lost Valley Campground.

Received DES notification on approval of 5-year Progress Plan for R&E & Lincoln Trucking Gravel Pit.

Report of officers and committees:

Conservation Commission: No report.

Selectman's Report: Scott was not present but had sent an e-mail regarding the Planning Board working on a basic zoning ordinance. Some discussion on lack of success in prior attempts and what is wanted by the community. Bonnie stated that zoning needs to reflect the Master Plan.

Unfinished Business:

The discussion on Solar Energy will take place after the Spring Conference which is being held in June.

Form was received on the Spring Conference with the topics that will be covered. Some discussion on members attending.

Public Participation- Lot Line Merger (3 lots into 2) for James & Susan Young. Map & Lot 114-001-000-000-0000; 114-002-000-000-00000; 114-003-000-000-0000.

Jim Young was present to discuss a voluntary lot line merger between Map & Lot 114-002-000-000-00000 and Map & Lot 114-003-000-000-00000. This would combine the lot with no buildings with the lot with the older farmhouse into 1 lot. Jeff motioned to accept the lot line merger. Mike stated that traditionally the board approved the plans, signed them and recorded them. The Board felt they could approve the merger upon receipt

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of correct map. After further discussion Jeff withdrew his motion as Mr. Young wished to discuss the road classification. The board decided to only discuss the lot merger at this point. Jeff motioned and Mike seconded to approve the voluntary lot line merger. All members present voted yes. It was noted that with a voluntary lot line merger a plan is not necessary. The form needs to be recorded at the Registry of Deeds and a copy provided for the assessors. Mr. Young stated that he wished to present an updated plan showing the change in the lot line so he would have a clean deed. The board determined that after reception of the correct plan and necessary fees the plan and merger form would be recorded at Grafton Registry of Deeds.

Mr. Young wished to discuss the road classification stating that the PB Board had made an objection to the classification of the road during a selectman's meeting at which he had requested the road become a Class V road as he felt the Town had maintained it in the past. Bonnie stated that the Board had not registered an objection at the Selectmen's meeting but had only reiterated that the original 3-lot subdivision was granted with Old Fairfield Road being designated as a Class VI road. Mr. Young went over the sequence of meetings the Selectmen had in determining the Road Classification. The planning board stated that the Selectmen determine the classification of a town road and that the Youngs will have to take that up with the selectmen.

New Business:

Discussion on the start time for meetings. Pat motioned and Jim seconded that the meeting time be changed to 6:00 pm beginning with the May meeting.

The Board discussed that they have several projects to be worked on during the year including the Rules of Procedure, a review of the Floodplain Management Ordinance and the Shoreland Protection Ordinance, and per the request of the Selectmen following the non-binding vote at Town Meeting the development of a Zoning Ordinance. Pat stated that these projects should be taken in order beginning with the Rules of Procedure at the May meeting and then determining the order of the remaining projects. There was general consensus with his suggestion.

Calendar of Events:

The LOC from Resnick for Pemi Properties is due. Bonnie stated that she has heard from Mark Resnick and he has sent the paperwork to his bank and is just waiting for them to respond.

Pat motioned, and Jeff seconded to adjourn the meeting at 8:05 pm.

Next regular meeting date: 05.13.2019 at 6:00 pm.

Respectfully submitted,
Judy Boyle, Secretary