

# Woodstock Planning Board Meeting 05.13.2019

APPROVED  
JUNE 10 2019

Meeting called to order: 6:00 PM by Bonnie Ham (Chair)

**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\*, Mike Donahue\*, Alternate: None

Public: None.

**Minutes of April 8, 2019**

Scott motioned, and Margaret seconded to approve the minutes of April 8, 2019 as written. All members present voted yes.

**Communications:**

May/June Town & Country Magazine was distributed to members.

TRC communication was received regarding the green bridge connecting Rt. 175 and Rt. 3. Deck will no longer be grated. The company is looking for input on closure as to whether it should be completely closed or made 1-way. Consensus per selectman representative was to keep 1 lane open during construction and Board consensus was the same.

The board received the LOC from Union Bank for Mark Resnick (Pemi Properties LLC)

**Report of officers and committees:**

Conservation Commission: No report.

Selectman's Report: Scott reported that there was not a lot of business coming before the Selectmen. A question was asked about the sidewalks. Scott reported that there will be two sidewalks once the paving is completed. One at the lights for the intersection of Rtes. 112 & 3 and the second near the Woodstock Inn. Basically, the State is trying to eliminate crosswalks as a safety issue. The selectmen are planning to place a notice on Rt. 3 north of Town to warn drivers to slow down.

**Unfinished Business:**

Margaret will be attending the June Conference. She informed the Board that Solar Energy is not one of the topics to be discussed.

Board Vacancy. Paul Carolan is willing to be an alternate when he is in the area. The board discussed the appointment of someone to fill the vacancy. Jim suggested that the board look at individuals that were written in during the election. Bonnie clarified that after the two highest vote getters among write-ins are considered that the Board can legally open the position up to the general public.

**New Business:**

**Lot Line Merger (2 lots into 1) for Rex & Cheri Caulder. Map & Lot 104-055-000-000-0000 and 104-056-000-000-00000.** The merger of the two lots was discussed as to whether the merger could be approved without the necessary recording fees. After some discussion, the board decided to approve the merger dependent upon receipt of the necessary fees. Mike motioned and Jeff seconded that the Board approve the merger and Bonnie would sign the form after the recording fee was received. All members present voted in favor.

**Waiver of Monument Placement:** Bonnie reported to the Board that Steve Towers had approached her to see if the Board would be willing to waive the requirement that granite monuments be placed at all corners of a lot. They are requesting a waiver to be allowed to use an iron pin in more inaccessible locations. Scott motioned and Jim seconded that a waiver be granted for the placement of granite monuments and that iron pins can be placed on the back-boundary lines of the lots in question. All members present voted in favor. It was emphasized that this is a one-time waiver and that the board will require granite monuments in accessible areas. Mike suggested

## Woodstock Planning Board Meeting 05.13.2019

that a letter be sent to local surveyors to be sure that they all understand the requirements for granite monuments. Some discussion ensued on the ease of moving iron pins which can create problems especially in developed areas.

**Rules of Procedure** - There were changes that were suggested. 1.) Question on length of term for an alternate member. Does it conform with the RSA being cited? 2.) Change the time of meeting to 6:00 pm; 3.) Under Application for Subdivision and Site Plan Review change paragraph 4 to: The Board may reject any application not properly completed. (rather than shall and all). 4.) Under Public Hearings change paragraph 1 to The Chairman shall call the hearing in session, identify the applicant or agent. (this would eliminate the balance of the sentence). 5.) Eliminate all the dates and names on the last page except for the most current one. Margaret will cross-reference the quoted RSA's to determine accuracy. It was decided to defer further discussion on the Rules of Procedure until June.

### **Other Business:**

The Board discussed the projects needing to be addressed during the year. It was decided to address the review of the Flood Plain Ordinance first in June, the Shoreland Protection Ordinance second in July and third the development of a Zoning Ordinance beginning in August. Regarding the development of a Zoning Ordinance the board requested direction from the Selectmen as to the scope.

The Board also needs to look at changes to the check list for excavation permits and the application for Voluntary Lot Mergers.

### **Calendar of Events:**

The bond from Dana Mills due April 27 has not yet been received. Bonnie will contact him.

Jeff motioned, and Jim seconded to adjourn the meeting at 6:55 pm.

**Next regular meeting date: 06.10.2019 at 6:00 pm.**

Respectfully submitted,  
Judy Boyle, Secretary