

Draft Minutes of the Woodstock Planning Board Meeting

Date: October 19, 2020 Time: 6:00 PM

Held as a ZOOM Meeting

Public welcomed

Bonnie Ham, Chair of the Planning Board, called the meeting to order at 6:04pm. The meeting was recorded, and the recording will be made available on the Town website.

Planning Board Members Present:

Bonnie Ham (Chair), Patrick Griffin (Vice Chair), Margaret LaBarge, Scott Rice (Selectmen Representative), Mike Donohue, Hanna Kinne, Robert McAfee

Members of the Public in attendance:

Elizabeth Lane, one phone participant identified by **022

Approval of Minutes

Scott motioned, Margaret seconded that the draft minutes of our meeting on September 28th be approved as presented. Pat and Robert abstained. Minutes were approved by the remaining 5 members.

Selectman's Report

During the most recent Selectmen's meeting, there was some controversy about the proposed firing range, which will be discussed later in this meeting. Nothing else to report

Mail received

Town and City Magazine is available for members to pick up at the Town Office.

Email was received from Kevin Dorsey thanking us for our time during the hearing on September 26th and informing us that he will not be moving forward with the proposed project.

Email was received from Mike Earl Epstien asking questions about the proposed firing range. Mr. Epstien is not a property owner in Woodstock and is not known to any members of the Board, nor was he present during the meeting. No response is given.

Master Plan Revisions

The Board agrees that moving forward with completing revisions to the Master Plan is a priority. Robert, Scott, and Margaret will form a subcommittee to work on revising the draft created by Margaret and Jeff in January 2020 and will bring a proposed revision to the November meeting for further discussion by the Board as a whole.

Review Status of Earth Excavation Sites - Inspections October 26, 2020

The permit for the Caulder pit on the west side of the road seems to have expired in June 2020. It will need a permit if they intend to continue operating this site as an excavation pit. Otherwise, they will need to close it and begin reclamation. The bond expires June 20, 2021. The permit expired on June 29, 2020. We need to contact Rex Caulder to determine his intention. This happens to be the same property where the gun range is proposed.

Bonnie read the dates when other excavation pit site permits will be expiring, but no others are expired yet.

DES is coming out to review and provide advice on pits in general. Bonnie has also heard that there are questions about an excavation site in Grandview about whether appropriate permits are in place for the work being done.

Selectmen, Chair of Planning Board, some members of public inquired and received information that DES are coming to inspect. This has nothing to do with the gun range, nor whether the permit is current. This

has to do with the extent of terrain that has been disturbed and whether the excavation has extended beyond the range allowed by the permit. Has any inappropriate alteration of terrain occurred? We do not know exactly who complained nor how many people. Amy Hudnor from DES is coming out (see attached notice) because the Town of Woodstock requested her opinion. Bob asked that it be stated for the record who specifically in the Town of Woodstock had requested DES involvement: Bonnie initiated the request. Bob also asked who from the public had made the complaints. Bonnie stated that more detail was shared at the selectmen's meeting. There is a group of residents on Rt 3 who feel that building a gun range would be detrimental to their businesses. Hanna noted that she is among the residents who oppose the gun range, while understanding that there is currently no regulation that would prevent this use.

It is evident that we need to do a thorough job in reviewing the excavation pits. Mike suggested that starting at 5pm may be too late in the day to visit all of the pits in one day. Ideally, all available members of the Board should be present for the visits. A letter has been sent stating that the start time would be 5pm, and not all Board members would be able to participate were we to start earlier, so it was decided to move forward as announced. At least 5 members have indicated that they can be present at 5pm on Monday. We will continue the visits on a second day if needed. Bonnie will send out details to Board member on where and when to meet.

Storage areas and stump dumps are not earth excavation sites, so the Planning Board is not required to inspect them and they will not be included in this process.

Consideration of Zoning and Site Plan Review

A few members asked why this question is on the agenda when Zoning was previously rejected. Scott noted that things are changing quickly in our town. There is no land left in Lincoln and Woodstock is "the last frontier". We run a risk by having no site plan review on major development unless it is a condo complex. At the same time, we have very strong opposition to zoning among many residents. This is a sensitive topic that does not have an easy answer. Scott noted that out of 135 communities in NH, only four do not have zoning. Bonnie also mentioned that the others do not have the potential for growth that our town has. It would be valuable to have site plan review, to have input in what is being built in our town and how, to have the opportunity to discuss the project before it is underway. Patrick feels that our existing ordinances already cover the issues that most concern our citizens and provide the regulation we need in the absence of zoning. Bob suggested that we wait to discuss zoning until asked to do so by a majority of the citizens. Margaret suggested that completing the Master Plan draft will help to guide this discussion by setting forth the plan for future development, which will indicate whether zoning may be needed to accomplish these goals or not. Board members agreed to table this discussion until after completing the Master Plan review.

Secretary Recruitment

We have urgent need to recruit a secretary so we have the support that we need to run our meetings and manage the logistics of paperwork and notices that need to be managed between meetings. Judy Boyle had been previously serving as a part time Town employee and also as our Planning Board Secretary, but she is now retired. We need to find a replacement and cannot count on having the luxury of support from within the Town personnel. This is a high priority.

Other Business - budget

Judy Welch, Town Clerk, requested a budget estimate before the end of October.

Possible changes to the budget were discussed: If we decide to move ahead with any major changes, we will likely need expert advice, and it will cost some money. We should request this in our budget. If we go down the path of zoning, then requesting \$10k is reasonable. We had been paying our secretary \$12.50/hr, but we currently do not have one. We need a new one, and this will need to be included in our budget. We have previously estimated \$1500.

It was decided that we do not yet have enough information to make these changes and therefore proposed to keep our current budget of \$2500 for now. We can amend it if needed. Motioned by Mike, seconded by Scott, unanimously approved.

Public Participation

Two members of the public were present, both remained muted throughout. There was no public participation.