

## **Minutes of the Planning Board Meeting**

Monday July 12, 2021 6:00pm

### **Ben Wilson called the meeting to order at 6:01.**

No members of the public were present on Zoom and the recording was started a few minutes later.

Present in person at 165 Lost River Rd Ben Wilson, Bonnie Ham, Scott Rice, Patrick Griffin, Robert McAfee, Margaret LaBarge, Mike Donohue – Alternate

Absent: Hanna Kinne

Public Participation: Tom Duffield, Rex Caulder

Scott made a motion, seconded by Bonnie, that Mike be appointed to fill the vacancy on the Board for this meeting. All members present voted to approve.

### **Approval of June Minutes**

Minutes of the June 21, 2021 meeting were presented for review. There were no questions nor comments. Scott made a motion, seconded by Bonnie that the minutes be approved as written. All members present voted to approve.

### **Selectmen's Report**

Scott stated that the primary topic of business for the Selectmen has been the Water and Sewer rate increases and the process is mostly complete. The Town is in the process of hiring a company to analyze the whole system and provide digital mapping. The full system will be available via internet, accessible to everyone. This work will also include cemetery mapping. An application is underway to cover the costs of this work through a COVID relief grant; all available grant money applications have been made, wherever current plans were in place to demonstrate eligibility. There is also some budget allocated to fund any portion of the project that may not be covered by grants.

The Selectmen have also been overseeing a project to install digital audio-visual technology in the Town Office conference room to allow for hybrid Zoom meetings to be held without requiring Board members to use their own personal computers and cameras.

### **Permit Application – Caulder Construction, Daniel Webster Highway, Map 112 Lot 8**

An application was submitted with payment and list of abutters. The application is not complete until receipt of the Alteration of Terrain permit. DES has requested additional information be submitted by November 6, 2021 before making a determination on the AoT permit. Additionally, as per an email received today from Steve LaFrance: "There was some minor wetland disturbance as well that will require a Wetlands Bureau Dredge & Fill Permit. That work is being completed by Stoney Ridge Environmental directly for Caulder Construction." The Planning Board therefore notes that the application received cannot be considered complete and the timeline for action has not begun and will not begin until the above-mentioned documentation is all received and incorporated with the application.

### **6:15 Informational Meeting with Tom Duffield**

Mr. Duffield presented a schematic of proposed use of the former Devine property currently housing an inactive excavation pit. The proposed area would extend beyond the pit area, to approximately 20-25 acres, including 54 lots of 10,000 square feet each, with water and septic service provided. The intention is to lease the individual plots to senior citizens for long-term use as a motor home park, with plowing and landscaping services provided for the property, which would remain under the sole ownership of Rex Caulder.

Mr Duffield will send the maps to [admin@woodstocknh.org](mailto:admin@woodstocknh.org) for further review and so the Planning Board can obtain outside counsel to confirm that we have given all information needed to move forward confidently. It is not clear whether this project would be classified as a subdivision or not. If a subdivision, Town road standards and other regulations relating to subdivision development would apply.

The Bond currently in place for the excavation pit will remain in place until development is finished and should satisfy the requirements of the projects in terms of reclamation of the site. As the proposed site is notably larger than the current pit, it provides sufficient space to adjust the slope adequately to a 3:1 grade during the development process, providing both appropriate land reclamation and a safe living space for the future residents.

Board members noted that further information would be helpful to determine whether subdivision regulations apply. Also, while it may be possible to retain the site under single ownership, covenants and restrictions related to future sale may influence the decision whether to do so or to apply as a subdivision. After receiving the plans, the Board will seek legal recommendations to give a more thorough response.