

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

Monday October 18, 2021 6:00pm

**Ben Wilson called the meeting to order at 6:00.**

### **Approval of Minutes- September 13, 2021**

Margaret corrected duplication of time meeting adjourned – later time was correct (meeting continued with discussion of Resnick Circle).

Motion to approve – Scott, Hanna seconded.

Robert abstained, Pat abstained, all others voted to approve

### **Selectman's Report-Scott**

Water and energy audit of sewer treatment plant. Scott did not realize how old the sewer treatment was. There are many grants available. If we can prove that there will be energy efficiencies improvements can be made – funds are available to cover projects but no direct cash grants are given. Water audit is in progress. The organization is very thorough and professional. Team has been working for three weeks and will return for follow up. By the time they are finished, we will know what the problems are and where they are located. Once we have the information, it will be easier to get grants to make improvements to the system. Federal grants will cover the cost of this project as well.

Nothing new on the affordable housing project yet – it appears that they will be starting in the Spring. School has room for 40-50 children, so we have room to take on additional capacity brought on by the new project. The development is not tax exempt. It will likely be appraised at a lower than market value because they will not be getting as much rent as other facilities. It would be interesting to look at what arrangement is in place for the Ray Burton Housing – that is comparable. They have not asked for any reduction yet. We also need to consider the potential burden on the community because that also impacts taxation.

We do have limited sewer capacity and have a responsibility to use it prudently. So if one project is using the full allocation and does not leave any remaining capacity for another project that \*would\* contribute to the tax base, we need to consider that. Scott noted that some of the revenue needs to go into the reserve to increase future capacity because that will certainly be required going forward.

### **Correspondence directed to the Board**

- **Tara Bamford – Community Planning Consultant**  
Every year she makes an offer. If we do ever consider Zoning we may need her assistance, but that is not something we need to worry about at this point.
- **Samara Ebinger - NH Floodplain Management Program**  
On the building permit, a statement is required from an engineer that the plan follows all floodplain management and shoreline protection requirements. Everything pre-existing has been grandfathered, but any new construction must be compliant.
- **Sharon A. Clark – NH Tiny House Association**

Asking what our town policy regarding Tiny Houses is. We do not have many. There's one behind Notch Hostel. There was a proposed project at Maple Haven that was considered a subdivision and they decided not to go through with it. There is a small community near Mirror Lake. Without Zoning, we will have requests for this. There is land available, but it may not be cost-effective to develop for tiny houses. Anything we would do would need a warrant article and would require a vote at Town Meeting. It's currently in vogue to do this right now, being able to travel and live minimally, but it's also too small to provide any privacy. Hanna noted that it may be attractive for AirBnB.

#### **Review of photos from Site Visitations to Excavation Pits**

The biggest question is about the Devine property. Caulder West is already being reviewed. Conn and Potato Hill are not active, nor is Caulder East. With the Devine property, no change was to have been made from last year to this year. The big open question is whether Rex is excavating anything at the Devine pit. There is no active permit for him to excavate. It is in everyone's best interests to

#### **6:30 PM Public Hearing Continued - Application for Excavation Permit for Caulder Construction LLC on 277 Daniel Webster Highway, North Woodstock NH. Map 112 Lot 002**

There is no AOT included in the packet. With that not included in the packet, Pat motioned that we continue the hearing until the information is complete. Scott seconded. All present voted to continue the hearing to the next meeting.

**Law Books ordered for all Board members, as well as file copy and a copy for the Town Office.**

**Public Participation – no public present.**

#### **Other Business**

This is Pat's last meeting in person. He will be out of town for the winter season. If he has access to internet, he will participate by Zoom. When his term ends in April, he will be stepping down from the Board.

**Meeting Adjourned. 7:04pm**