

Minutes of the Planning Board Meeting

Monday September 13, 2021 6:00pm

Ben Wilson called the meeting to order at 6:06.

One member of the public, phone number 603 ****022 was present on Zoom and muted. The Zoom session was not recorded.

Board members Ben Wilson, Bonnie Ham, Scott Rice, Hanna Kinne, and Margaret LaBarge were present in the meeting room.

Pat Griffin and Robert McAfee were absent.

Scott motioned to appoint Mike as a standing member of the Board for the duration of this meeting. Hanna seconded. All present voted in favor and Mike continued in the meeting as a member of the Board.

Scott motioned to accept the Minutes of the Aug 9, 2021 meeting as written. Mike seconded. All present voted to accept & the minutes were approved as written.

Selectmen's Report – Scott Rice

Water studies are going on at present. It is interesting to learn where the water is being used and in what quantities. 10 million gallons are pumped / 4 million charged. Where are the other 6 million going?? A live program will be on the internet that will map the whole water system to do the tracking on the ground, reading meters every two weeks. Sectioning various parts of town will allow for incremental measurements to pinpoint the differences between use and billing and identify any potential leaks which may need repair.

Shoreline Protection Ordinance – Scott Rice, Margaret LaBarge

The most important change is that the minimum shoreline protection boundary is now 250ft (previously 50ft). The ordinance is complex and includes many sections that do not apply to our town's situation. Additionally, the model ordinance is designed to support towns in creating ordinances that are more strict than the NH State ordinance, which also does not apply in our case. To make it easier to maintain, Scott and Margaret will create a cover sheet for the State ordinance which highlights the important information and affected waterways, directing people to the required forms they need to be in compliance. We will then continue as we have done to use the State ordinance as our Town ordinance. This was previously voted at Town Meeting and there is no reason to change it at this point. Hanna motioned and Mike seconded that we continue to use the State ordinance as our Town ordinance, providing a cover sheet of useful information to assist people in understanding the requirements. All present voted to accept.

Floodplain Ordinance – Scott Rice

We received communication from Jennifer Gilbert at OSI who confirmed that the model ordinance prepared by OSI for Woodstock is still the most recent draft and that we need to review and adopt this new version. Our currently approved one (on the website) is out of date. Scott noted that it is important to have the new FEMA maps so that what we create will be

accurate. There were a lot of inaccuracies in the previous map versions and we have had some difficulty getting included in the discussions offered related to updating them. Scott and Bonnie will work towards getting copies of these maps so we have them to review.

6:00 PM Public Hearing - Application for Excavation Permit for Caulder Construction LLC on 277 Daniel Webster Highway, North Woodstock NH. Map 112 Lot 002

This is a continued hearing was for an application for excavation permit. Rex stated that Steve LaFrance would be providing the Alteration of Terrain permit within a few weeks from DES and the East Side (map 112 lot 002) pit plans will be received later this week. The hearing will be continued to October 2021.

Other Business

Proposed senior housing development

A question was raised as to why the proposed development would be considered a subdivision when the AHEAD project is not considered a subdivision. Rex stated that for three lots the Planning Board requires separate driveways. Scott confirmed that he was also required to put in a separate driveway and easement for the Keegan House. Rex stated that it does not seem fair that his proposal for affordable housing is considered a subdivision and AHEAD's is not. Mike disagrees with the assessment and feels that the AHEAD project as a "building development" should be viewed as a subdivision. Scott will follow up with our lawyer. It may be valuable to have her join one of our meetings by Zoom.

Rex asked whether Ben had spoken to Dawn Beuker. Ben stated that he had and that the state and the town may have different definitions as to what constitutes a subdivision. Our road regulations are very strict compared to other towns.

Further investigation is needed.

Resnick Circle

Mark's bond has expired and he has not yet paved the road. He has not fulfilled his obligations. Ben will call him and request that he complete the work.

Meeting Adjourned at 7:20pm.