

Woodstock Planning Board Meeting MINUTES

Date: February 14, 2022 Time: 6:00 PM

Woodstock Town Office Building, Lost River Road

Call to Order 6:09 p.m.

Roll Call Attendance: Robert, Scott, Hanna, Patrick (by Zoom), Bonnie.

Not present: Margaret.

Public:

Kevin Foley by Zoom

And John Kimball in room

Approval of Minutes- Jan 10th, 2022

No issues.

Scott made motion to approve

Bob seconded

All in favor. Patrick abstained- Didn't get minutes.

Selectmen's Report – Scott Rice

Nothing to report.

Discussion: Found water leak. Old line going toward Lincoln near Deer Park. Main water line totally broken and running constantly. In the same manhole as the storm drain.

Correspondence received by the Board

- Caulder Wetlands Permit application received:
 - Informational, detailed report. Must mitigate 17435 square feet. 2 wetlands areas impacted and one isn't. forested wetlands. Impossible to avoid them. No options to replace them so must pay fee in lieu \$73656.05
- Driveway Permit AHEAD project received:
 - One entrance/exit
 - 150 feet long
 - 24 town houses and 40 apartments.
 - \$10000 bond for 2 years. Robert wanted

Answers to questions raised at Jan 10, 2022 meeting

Bonnie asked to contact town attorney about two issues:

Resnik Cr letter: Town Attorney is still working on letter for Mark suggesting we expect the top coat and project being complete by 7/1/22. Several issues about this: We have given him extensions, and we have talked about not requiring the top coat until all construction has occurred to not tear it up. Mark says he has three bids and will chose one in the spring. He is a professional building planning and will not want to be sued, thinks Bonnie. He has a reputation to uphold. We need to be assertive in our demands. He has a letter of credit due in April and we don't know if we ever had a letter of credit from the last year.

Patrick: remember this example next time someone asks us to be nice guys. We would like to try and help people out but then this happens. And Robert pointed out, the LLC can just be closed and then we have no recourse.

Caulder question about who the enforcer is. Town Attorney said the Planning Board is the enforcer. Maybe not the best practice but that is the way we are set up.

Caulder question re Bond amount: Bonnie and Margaret did research and Devine pit amount has the \$10000 bond amount but the other two pits- East Side and West side - we did discuss it and never really came to a conclusion. There was info in the record from Town Attorney that said the lesser amount could be accepted if the application was complete & submitted before the new regulations were in place. However, in the minutes of the meeting following the one where that information was read into record, it was stated that the application was not complete and therefore could not be accepted. Consequently, while there had been discussion in the first meeting in which Board members agreed to accept the lesser amount, this was de facto negated by the lack of a complete application at the time. Additionally, in the December meeting when the hearing for the West side pit occurred, Rex agreed to provide a bond in the amount specified in the current regulations.

Caulder- Can he still work under the Devine Pit, since it is good until 2023? Our position has been No and NH Municipal Assoc. says No. Scott and Robert thought it wasn't a pit anymore. And the other issue is the permit isn't in Caulder's name. If Devine maintains mineral rights, then it is ok. He didn't get a name change, but if he isn't mining then it doesn't matter. Bonnie claims Walter Devine told her clearly that he sold it.

It is clear in 6/13/16 minutes that we got a new name change from Stacy.

Resnick Circle Update

6/13/05 minutes: DOT driveway permit received. Conditional approval: \$20000 letter of credit. He did what he was allowed to do. He is *not* out of compliance. Hopefully he gets it done.

Distribution of Law Books

Hanna makes motion and Scott seconds it to stop buying books.
Robert and Bonnie vote no. They like the physical book.
Bonnie says maybe we will make it optional and figure out how many to buy.

Other Business

“Flood Lines” Management Program- there are some meetings coming up.

We need to review preamble of excavation regulations. There is an issue with the word “removed”. Traditionally we have allowed folks to remove stockpile stuff, but is that an issue with current regs?

Patrick’s last meeting. He is not running again.

Public Participation

John wants to review a copy of Wetlands Permit. He got a letter saying he needed to come to the meeting to look at wetlands permit. There is a copy of the permit in the town office.

He commented also that if we are going to be more strict with our approvals as we said we will during Resnik discussion, then we need to be consistent with all requests.

Maybe the terms of candidacy’s are wrong. Judy will look into it. Patrick says the website has four people up for term.

Adjourn

Robert motion to adjourn
Scott seconded.

Bonne and Hanna approved.