

Woodstock Planning Board Meeting MINUTES

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

Woodstock Town Office Building, Lost River Road

6:03 PM – Call to Order

Roll Call Attendance:

Present in Person: Bonnie Ham, Hanna Kinne, Margaret LaBarge, Scott Rice, Diane Tardif.

Absent: Robert McAfee

Public: In Person- Roy Sabourn, Keith McLaughlin, Dan Trinkle, Rex & Cheri Caulder
On Zoom: “Betsy”.

Approval of Minutes- Feb 14th, 2022

Scott motioned to approve

Margaret seconded

All present in favor.

Diane abstained.

Selectmen’s Report – Scott Rice. Not much to report. Town Meeting went well. We got a big grant for more than \$100K for capital improvement of the water system. Also received an Energy Improvement grant for \$90K, and working on a \$30K grant for Waste Mgmt. Working on getting two properties listed for sale. (Old Fire house and current town garage).

Welcome New Members - Introductions

6:15 PM Public Hearing: A Boundary Line Adjustment located between 16 Steele Drive & Lost River Road. Both properties owned by Gordon Pond Brook LLC.

Map 105 Lot 015-000-000-00000 and Map 105 Lot 015-001-000-00000

Roy Sabourn presenting:

Plan of record presented. Last surveyed 2010. Created a lot of 3.6 acres around house. 50 foot strip of land to go to Lot 2 (9.7) acres. The driveway that is already there for the house in lot 2 will be extended to reach Parcel B. The existing lot line would be extinguished. The 50 foot piece will remain. Only one owner with two lots. They don’t have DOT paper for driveway permit yet, but they have the number and just need the signature. 2 driveways permitted: The existing left side right-of-way will extend to the larger lot in the back of the property. The driveway on the right hand side will be adjusted slightly to create a 50-ft clearance to the property line.

Abutter:

-Keith McLaughlin (abutter) present and spoke. He wants to be notified of future plans. He has provided contact business card.

-Dan Trinkle (abutter) present and spoke. His property is next to the proposed new right side driveway.

-Betsy by zoom: one way in and out can be problematic (e.g. Ice Castles traffic) if there is further development. Board members noted that this would have to be addressed in any subdivision proposal, if one should occur.

Scott motioned to approve once we get DOT permit.

Hanna seconded it.

Vote: All present approved.

Scott: yes

Hanna: yes

Margaret: yes

Bonne: yes

Diane: yes

Correspondence received by the Board

- Map 112 Lot 009 Reclamation Intent (Duffield letter)

Resnick Circle Update: Town Attorney letter firmly suggesting he needs to complete it by 7/1/22 sent. Mike Conklin is his attorney and he was copied.

OPD Training Updates: invitation to participate. by zoom. start registration March 28

Other Business:

Public Participation: Cheri wanted to know about bond amount. (Westside pit). Scott recalls that we accepted the permit application even though it wasn't complete. We shouldn't have accepted an incomplete application, which added to the confusion around this discussion. Cheri asked that we reduce the bond to the original amount; a \$10000/acre bond is requested. Rex points out that most of the pit is just ledge that cannot be reclaimed.

Scott motioned to reduce it.

Hanna seconded it.

Scott: yes

Hanna: yes

Diane: yes

Margaret: yes

Bonnie : yes

Bonnie will write a letter confirming the Board's decision for Rex's insurance company.

Rex asked about Duffield. Does the Planning Board have issues with the tentative plan? He is at the state level now and Rex wants to move forward. Rex: "When we dig outside of the pit area, does the Planning Board have an issue with it?" PB: "We

wouldn't expect you to restore it first and then build there." It's ok to take down the house, for example, as long as he is following the permit/limit for AOT. We need to make sure the pit is reclaimed when the project is done.

Best course of action is to hold further discussion until we get something else from Duffield since at this point it's all supposition. Rex expects to have more information in about 3 weeks.

Bonnie noted that we can have informational meetings along the way that could help the project along.

Board members need to study Subdivision regulations and tiny homes to be prepared for projects that are likely to be coming up in future meetings.

Scott moved to adjourn.

Hanna seconded.

Meeting adjourned at 7:5pm