

Woodstock Planning Board Meeting Minutes

Date: June 20, 2022 Time: 6:00 PM

Woodstock Town Office Building, Lost River Road

6:00 PM – Call to Order

Roll Call Attendance

Bonnie, Diane, Margaret, Hanna present

Robert and Scott Absent

Mike Donahue on Zoom

Public participation on Zoom: Kelsey Goldstein, John Kimball, Kevin Foley

Hanna motioned, Diane seconded to promote Mike to Board member. All present approved.

Approval of Minutes- May 9, 2022. No questions or comments were brought forward. Margaret motioned, Diane seconded to approve minutes as written. All members present voted to approve.

Selectmen's Report – deferred as Scott was not present.

Lot Merger – Richard/Kathleen Flanagan, Map 107 Lots 040 and 041 – 6:30 pm

The Flanagans bought two adjacent lots in Grandview, intending one for their children and one for themselves. Upon beginning the building process, in an attempt to save trees a decision was made to move the house into a position that spans the two lots. Water and sewer, and lot boundaries are all appropriate for the lot size. Building permit has been secured and building plans completed. Margaret motioned and Diane seconded to approve the lot merger as presented. All members present approved.

Correspondence Received by the Planning Board

- **Letter from DES.**

The letter is dated April 27, 2022, and this relates to Map 115, Lot 009, known as the “former Devine” property. The letter states that there is no current violation. Further development for the proposed manufactured housing project will likely require an AOT permit.

- **Notices of intent to excavate**

3 from Caulder and one from Donahue: Potato Hill, Cox Farm, East side, and West side pits. These were provided by the Select Board for our information. No action is needed.

- **Inquiry regarding a Park Model RV on residential lot**

Kelsey Goldstein had questions regarding what our current regulations are regarding short term rentals. We confirmed that the intention is for a single unit and would not require subdivision approval. They are open to purchasing land or renting a plot. This relates to a Park model RV hooked to standard utilities.

Bonnie noted that some condo developments have restrictions and advised Kelsey to check their bylaws. She also noted that any new housing would require a building permit, water and sewer approval, and would need to conform to setback and parking requirements as posted on the Town website. Diane suggested developing a good relationship with neighbors to have them on their side when renting it out. Margaret mentioned considering flood insurance depending on the location.

Status of Resnick Paving

The top coat has been done. Bonnie stated that Mark has asked us to release \$18000 of the \$20k line of credit and leave \$2000 for him to complete the requested installation of shrubs. Hanna motioned to approve return of \$18000. Margaret seconded. All members present approved.

Report from Legal Counsel

Bonnie stated that questions were asked of our legal counsel, and she read the answers into record.

Cease and Desist request: Send a letter to the owner reminding Rex Caulder that he agreed to provide notice to abutters before blasting and that this is an implied condition of the approval. For any future blasting, leave a written notice at the property if in person notice is not possible. Laura stated that this incident is not cause to issue a cease and desist.

In response, John Kimball read excerpts from our minutes of previous meetings, reviewing the history and questioning whether the wetlands permit was required for the permit hearing for Map 112 Lot 008. Mr Kimball noted that the posted minutes for May 2021 appear to be a repeat of the April 2021 minutes. Margaret thanked him for noticing this and stated that she would review her archive and correct the error. Bonnie stated that the excavation permit specifically limits the area where work can be done and excludes the wetlands.

Kevin Foley read a letter from DES (not received by the Board) from June 1, 2022. He stated that he would send a copy of the letter.

“Devine” Pit question: can material be moved in and out of an excavation pit without a current valid permit in effect? Excavation that is exclusively incidental to building of structure or parking lot is permitted. A reclamation plan is needed and must be filed if work is starting on a new project.

Hanna motioned to have Laura draft letter telling Caulder he needs to submit reclamation plan before he can do any more work, if new construction is the reason he is moving it around. Diane seconded. All present motioned to approve.

Report from Caulder Construction: Rex was not present

Subdivision Subcommittee Update: Bonnie and Margaret met and read through the regulations. Reviewing this regulation is a necessary, but fairly large project. Our attorney is willing to help and would do the initial work for us for a fee. It makes sense to have a clear local regulation and not simply “defer to the state” with this one, as we are ultimately responsible for development. After some discussion, we agreed to ask Laura to quote us a price for her work to get us started in this revision.

Planning Board Vacancies: No one has responded to our ads yet. Dakema Welch got 9 write in votes but is not available to serve at this time because of her current school schedule. She is interested when the current school term completes. Mike Donahue is willing to serve as needed. All present voted to make Mike’s appointment to Board member a permanent appointment. Mike abstained. With Hanna resigning from the Board at the end of this month, we still have another vacancy.

Other Business:

Public Participation

Kimball concerned that Caulder should not be using PD to notice abutters because then the PD assumes liability. Hanna said that is not our concern- so long as abutters are notified, then that is between Caulder and PD.

Foley concerned that the wetlands issue is opening up the town for liability of potential catastrophe. By not following the excavation process, we are in danger.

Bonnie says we can require permits for the next 5 years, period. We don’t have to require all permits the property might ever need.

Kimball says the 25 year permit is at issue and so we need all permits now. Look at RSA 155-E.

Bonnie says we regulate our 5-year town permit, which is different than the 25 year state permit. Separate issues.

Laura suggested a training for us to sit with her and ask a ton of questions. Maybe we should consider a regulation the right to hire consultants. Maybe we need a town engineer.

Margaret says we can do that because we could increase the budget next year. We don't have a professional town planner. Maybe it is time to consider that.

Bonnie says Laura said it might be time to invite the public to consider discussing a zoning ordinance. Perhaps we should bring it before town meeting, if there is enough interest.

Bonnie made motion: Diane seconded it. All unanimous.

Meeting adjourned: 7:25pm