

Woodstock Planning Board Meeting Minutes

Date: August 8, 2022 Time: 6:00 PM

Woodstock Town Office Building, Lost River Road

6:00 PM – Call to Order

Roll Call Attendance

Present: Bonnie, Scott, Margaret, Robert, Mike (on Zoom)

Absent: Diane

Approval of Minutes- July 11, 2022

Robert made a motion, seconded by Scott to accept the minutes as written. All Board Members present approved.

Robert stated for the record that he had misheard a comment on the Zoom portion of the last meeting and had thought it was Mike. He apologized to Mike for thinking it was him when it was not. Mike accepted the apology.

Selectmen's Report – Scott

There is a hearing in a couple weeks on a few items. Many inquiries have been received on building various types of structures, but no definite requests have been submitted. His personal opinion is that Lincoln has so many regulations that it is pushing people here. Robert stated that a construction group had contacted him about selling his land after dealing with red tape in another town. We are likely to see more development and inquiries.

Some examples: Peg's is going to be converted into a tasting room for Twin Barns brewery. Bonnie knows the woman who bought Longhorn. She is currently using it as a summer home but is looking into options for future development. Robert noted that the building does not have a solid foundation.

There is potential for a lot of change and growth. Rumors of a possible bowling alley have circulated but no specific venue is identified. Many properties are located in the floodplain which poses additional challenges.

Applications for Board Vacancies

We have received three applications. Bonnie read the letters of interest from Jerry Miserandino, Patrick Griffin, and Christina Payne. Patrick Griffin and Christina Payne were present at the meeting. We have one vacancy and two alternate openings. Bonnie recommended a secret ballot to appoint one member and have the other two become alternates. After some discussion the Board agreed that there was no need to have the ballot be secret and that we were comfortable giving our votes in public.

Mike made a motion for Pat to take the full board position and Christina and Jerry be appointed as alternates, Robert seconded. If any member of the Board is not available for a meeting Christina or Jerry can be appointed to fill it. All three will need to be sworn in by Judy at Town Office. All Board Members present voted to approve. Pat was invited to sit with the Board for the remainder of the meeting.

Scott made a motion, seconded by Margaret, to appoint Christina to fill Diane's vacant seat for this evening. It was noted that Pat and Christina should not vote on any measures in this meeting since they have not yet been sworn in.

Correspondence Received by the Planning Board

- Inquiry regarding town zoning regulations – Bonnie will respond that we do not have any Zoning map and will provide information on the relevant ordinances that may apply.
- Inquiry about "Glamping" campground – We do not have enough information to be able to provide guidance. It may likely not be a Planning Board issue if it is organized as a campground.
- Inquiry regarding placement of excavation pit permits – We know that the permit was issued with the conditions written on it. In the event it has been damaged or lost, we will provide a replacement. Mike asked that we provide a replacement permit for his pit as well.
- Scheduling software installation for Planning Board laptop – this was completed on Friday. Laptop is now fully functional and updated.

Annual Excavation Pit Visitations

- Set schedule – 4:30 pm on the evening of our scheduled September meeting, to give us time to get back to Town Office by 6. We will notify the owners
- Discuss hiring a consultant to assist with visits – consensus was to reserve bringing in a consultant for after the regularly scheduled visits, only if we have questions or feel we need more information to be able to assess.
- Double check that permits are posted correctly.

North Country Council Services

Bonnie was surprised to learn that we have rejoined North Country Council. She called and let them know that we were interested in learning more about what help was available. We know that we need to review our Subdivision Regulations and may want to look again at our Master Plan, Excavation Regulation, and some of the other regulations. It is free to use their services, and they have been helping the Select Board with receiving grants and reviewing documentation. Would we like to invite them here, perhaps in October? Consensus is yes. Bonnie will reach out to schedule.

Other Business

Rex and Cheri had asked whether we could clarify the conditions of their excavation pit approval. This is a heavily regulated industry. Bonnie drafted a letter for the Board to review, which she will share with the Board members.

There was objection from Kevin Foley that the letter had not been specifically mentioned in the agenda. We will review it and table discussion until our next meeting in September.

Public Participation

No requests from in the room.

John Kimball – for several meetings we have discussed having a checklist on what we need to review during the site visits. Is there a written checklist? At present there is not, other than our Excavation Regulation. Pat noted that most of the members of the present Board have been serving for many years. We know what we are looking for and have a standard procedure we follow which includes photographing the sites. Robert recommended that we bring laminated copies of the permits and place/replace any missing or damaged permits.

Meeting adjourned 6:46.