

Planning Board Meeting – Jan 9th 2023

Board Present: Bonnie, Margaret, Robert, Diane, Patrick (Zoom), Christina

Absent: Scott, Jerry

Staff Secretary: Cathy Riley

Public: Rex & Cheri Caulder, Steve Tower, John Payne, Gil Rand, Suzanne Fadden, John Kimball (Zoom), Charyl Reardon (Zoom), Unknown (iPhone)

Call to order at 6:00 pm

A motion was made to appoint Christina to fill the board vacancy was made by Margaret. Robert seconded the motion, and it was unanimously approved.

Approval of Minutes- December 19, 2022

Margaret added a change to add RSA 205-a to the discussion on Rex's project, and the approval of the minutes with those amendments was motioned by Robert, seconded by Margaret, with Patrick Abstaining. The motion was approved.

Selectmen's Report- Scott Rice – no report as Scott was absent

Public Hearing for Boundary Line Adjustment @ 6:15

Boundary line adjustment between the property of Lynda F. Sanders Revocable Trust & Donald B. Sanders Revocable Trust and the property of Richard G. Rand III & Wendy J. Rand.

Sanders parcel is a large wood lot & is undeveloped. 2.68 acres are being transferred to the Rand property. No plans for the land to be developed, it increases the lot size only. Both parcels are over 5 acres so no State approvals are required.

Motion to accept the lot line adjustment was made by Robert, Margaret seconded the motion and it was unanimously approved.

Public Hearing to consider proposed Amendments to the Woodstock Earth Excavation Ordinance @ 6:30 pm

A motion to accept the changes to Earth Excavation was made by Diane, Christina seconded the motion, and it was unanimously approved.

Listening Session concerning the Master Plan @ 6:45

The Master Plan guides the town in a direction that we will find desirable for future growth and development. We decided to start fresh, to step away from the old concept of Master Plan and instead of trying to revise what had previously been written, consider what our land is suitable for and how we want it to be used. What makes sense with respect to our place in the region, the national economy, technological development, etc.? We need to choose our priorities so we know how to make the most effective choices going forward.

For us to know, we need to hear from the citizens of Woodstock so we can properly represent all of your interests and needs.

Cheri – consider people who grew up here, who live here full time, who have a commitment to the community – not appeasing the tourists, but setting us up for our children, grandchildren, for a strong future.

Robert – maybe we can have a public meeting like we did for zoning. That had a good turnout.
Diane – we need a vision for how we manage Main St., our public parks and so on. Already these places are not like they were when we were growing up.

Robert – consider the population also, demographics have changed a lot, the youth population is much smaller than when I was growing up.

Diane – There are also a lot of second home owners

If there are citizens who would like to participate... email us, let us know. We can schedule a meeting, formal or informal. What we don't want is to be "cookie cutter quaint".

Christina suggested maybe a door-to-door survey, and that the North Country Council may also be able to help, as we have access to them as a resource for organizing a meeting, survey, or other option.

A suggestion was also made to add the item "Vision Planning" each month to every agenda.

Review Subdivision Regulations Revisions

Three points were reviewed for specific discussion.

- suggested removal of section 3.07
- section 4.06 is noted for discussion
- Section 4.11 suggests eliminating board allowed variances

Margaret will present a proposed revision to the Board for review during the February meeting.

Correspondence Received

Letter of Intent to join the Planning Board from John Payne

With elections coming up – intent to petition a name on the ballot opens Jan 23.

Alternates are appointed for 1 year term from one Town meeting to the next and we currently have 5 Board Members whose terms are ending in March, 2023 with 4 open positions. There are also 2 Alternates so everyone interested can participate in some way.

A motion to postpone appointments until after the Town Meeting was made by Patrick, Robert seconded the motion, and it was carried 3/2 with Christina abstaining.

Any Other Business

Floodplain Ordinance Review

With much discussion on the term "100 Year Flood" and "Base Flood", Margaret will contact Katie Paight, the State Floodplain Management Program Coordinator for the Office of Planning and Development to explain the terminology changes and its requirements.

A special meeting will be scheduled to review the Floodplain Ordinance so that it can be ready to include in the ballot for Town Meeting since the deadline for submission of ballot items is end of January. Board Members will be emailed a possible date and to confirm availability.

Public Participation

Patrick stated that although he missed the meeting, he felt disappointed that the board decided to go with the suggestion to approve the lot subdivision item against the advice from the town legal counsel.

Adjournment

A motion to adjourn at 8:22 pm was made by Robert, seconded by Diane, and the vote was unanimous.