

Woodstock Planning Draft Meeting Minutes February 13, 2023 at 6:00pm

Woodstock Town Office Building, 165 Lost River Road

The meeting was called to order by Bonnie at 6:30 pm due after achieving a quorum.

Roll Call Attendance:

Scott Rice- Absent
Margaret- Present
Bonnie- Present
Dianne- Absent
Patrick- Absent
Christina- Present
Jerry- Present
Robert- Absent

Public Attendee: John Kimball via Zoom

Margaret made a motion to appoint Christina to be a voting member of the board, the motion was seconded by Jerry, and the vote was affirmative. A quorum of 4 was reached to proceed.

Approval of January 9, 2023 minutes:

Jerry made a motion to approve, Margaret seconded the motion, and the vote was affirmative.

Approval of January 31, 2023 minutes:

Margaret made a motion to approve, Jerry seconded the motion, and the vote was affirmative.

Selectmen's Report: No report as Scott Rice was not present

Update on Flood Insurance Ordinance Hearing & Research:

Margaret updated the board on the progress of the research on Floodplain Insurance affordability. It was brought up by a member of the public, Igor Bily that it would still be too expensive. Margaret explained that even though we qualify to be part of the National Flood Insurance Program, a second step that we can take is to apply to be part of the National Flood Insurance Program Community Rating System which is a series of steps that the community can take to demonstrate good faith in complying with FEMA's requirements for protecting the community against flood and inform community members on how they can protect themselves.

Margaret explained that we would register for the program and begin to take action that will allow us to qualify for greater discounts on the flood insurance, and that we could work on this over the course of the year to help everyone in Woodstock that could benefit from this.

Bonnie explained that the ordinance is on the Warrant and will be voted on. If there is a positive outcome, then we can start to work on the next steps right after the town meeting, so that the new members can be a part of it also.

Jerry made a motion to apply a subcommittee to research and apply if it passes at the town meeting. Christina seconded the motion, and the vote was affirmative.

Update on Candidates for Planning Board

Bonnie updated the Board on the candidates running for the Planning Board. There are 7 candidates running for 4 position openings, which is more than enough to fill positions and alternate positions.

Subdivision Ordinance Status

Margaret had submitted a re-revised draft of the Subdivision Ordinance that they were going to take a look at, which proposes revising the language to be in alignment with the Floodplain Ordinance. One section of the ordinance looks like it might be a loophole to allow a property where a road exists to have more than 3 houses on it and yet be classed as a minor subdivision. This requires further investigation and discussion.

Bonnie stated that they need to do further work on this ordinance and that the language will need to be reviewed after the town elections to allow the new members to add their input. We will re-send the draft with the materials for the April meeting.

Jerry made a suggestion to move the March meeting to after the town meeting, however the Board came to the conclusion that they should keep the March 13 meeting day, and then possibly have another meeting scheduled in March to introduce the new members and work on the Subdivision Ordinance and the Master Plan, if members are available to do so.

The Board decided to wait until after learning who has been elected and then contact them to figure out whether there is a good 2nd date for a March meeting.

Master Plan Revision- Next Steps

Bonnie mentioned two members of the community, Doris and Jackie, who are both interested in joining the committee for the Master Plan Vision.

Bonnie made a motion to invite Doris and Jackie to join the sub-committee for the Master Plan Revision.

Jerry then re-motined to invite ANY members of the community who want to join the sub-committee. Christina seconded the motion and the vote was affirmative.

Correspondence Received

No correspondence was received for this meeting.

Any Other Business

No other business was presented by the Board.

Public Participation

John Kimball who was attending on Zoom, wished to make a couple of comments to get clarification on the vote that was made that went against the recommendation of the Town's attorney. The subject was what constituted a sub-division, and he did not recall any board member pulling out the RSA before making the decision as a group that that particular did not constitute a subdivision.

Bonnie explained to him that there were just brief topics on RSA 205a which the board was referring to.

After John asked about whether there was an actual plan or development plan that the board had looked at before making the decision.

Bonnie explained that they were anticipating getting busy in the future but they were not working on any application before them.

John then asked if there will be more streets added to the town as a result of what is going on in Devine Pit, to which Bonnie replied that there are many factors that go into putting in town roads, but she said that is something that can happen later.

John asked the Board to look at the ordinance as written, and that the definition for major and/or minor subdivision, the major involves new roads and he is concerned if the owners decide to do something else down the road, and what the options were for the long term people renting there. John stated that he could foresee potential litigation down the road if it is not called a subdivision and implement the same rules.

Bonnie stated that even if it was a subdivision, it would still have to go through all the requirements to make any changes.

Jerry clarified that if the subject did want to change to a subdivision, then they still would have to conform to RSA 205a code in the book.

Bonnie explained to John that if that was the case they also would not be going to the Planning Board at that point, but would be subject to the Building Inspector, Select Board approval, sewer, water, roads etc.

When John asked whether or not it was under the Master Plan for the town, Christina explained that the Master Plan involves a vision for the present and future land use. Bonnie added that the Master Plan are goals, and a generalization statement.

Christina then invited John to join the Master Plan subcommittee.

Adjournment

Meeting was adjourned at 7pm.