



Woodstock Planning Board Meeting Minutes

April 10, 2023 at 6:00 PM

Woodstock Town Office Building, 165 Lost River Road

Call to Order:

Bonnie called the meeting to order at 6:00 pm

Roll Call Attendance:

Present: Bonnie Ham (Chair), Margaret LaBarge (Vice Chair), Lee Freeman, Kathryn Cordeiro
Igor Bily (Alternate)

Absent: Scott Rice (Select Rep), Dianne Tardif, Christina Payne

A quorum of 4 was met to proceed

Attendees: Chief Kevin Millar, Brian Klaus, Cheri Caulder, Kyle Caulder

Zoom Attendees: None

Election of Officers and Appointing of Alternates:

Bonnie informed the Board that Officers could be elected. The new Board members felt that because they were new to the Board, they felt that they should wait on voting.

Margaret made a motion to defer the Election of Officers to another date, Lee seconded the motion and the vote was affirmative.

Bonnie mentioned the interested Alternates as Jerry Miserandino and Igor Bily, with another possible Alternate, John Payne. Lee stated that he felt that we should be posting for more alternates as the Board can have up to five. Bonnie assured him that the Board would make a posting soon.

Bonnie then asked the Board to appoint Igor Bily who was present as a voting Alternate.

Lee made the motion; Margaret seconded the motion and the vote was affirmative.

Igor then joined the Board at the table.

****Approval of Minutes March 13, 2023**

The approval was deferred to another date, as some members were not present.

After time change possibilities was mentioned by Bonnie, some Board members thought that an earlier time would work better for them, but it was also about public participation. It was decided to also defer that decision to another date.

Selectmen Report:

Scott Rice was not present, so no report this meeting

Master Plan Subcommittee Update:

Bonnie presented a recap of the Master Plan meetings which included what ideas were being looked into for the 5–10 year vision of the future of Woodstock. Bonnie stated that we were still in a gather info mode to create a template of possibilities. When asked about the structure of the meetings, Bonnie replied that originally it was just a sub group of another board member Christina and herself to look into the Master Plan, generated some ideas, made a template and then decided that they needed more input.

Bonnie informed the Board that the vote of the Planning Board makes the decision of the changes, does not go to Town Meeting or the Select Board.

Infrastructure with the expansion of water, sewer, communications seemed to be the first thing to be looked into.

Bonnie also stated she identified that a visual for people to look at is very important, so that people can see the possibilities, and she mentioned the town of Franklin and their town visual. Besides infrastructure, housing and activities also need to be looked into. Bonnie feels that we need to have little goals accomplished in the short term while working on the long term.

Kathryn questioned when does the planning turn into the financing of the plan?

Bonnie stated that there was no financing mechanism or budget. She stated that it could become the beginning of a Capital Improvement plan. The plan might have to also turn to other groups to see what could be done.

Next Master Plan sub-committee meeting will be decided on soon.

Bonnie asked interested party attendee Brian Klaus about the housing needs he has been researching. Brian stated that he has been looking into information on housing that can be a benefit to employees and investors. He has also been working with a group out of Lincoln which includes Jack Daly. They have been working on ways to create a way to put housing up that people can pay less than 30% of their paycheck for rent, than the usual 55-60%.

Bonnie mentioned that the sub-committee is also looking into making a map with overlays to show existing houses, existing water, etc. as a visual to see where more housing and businesses could be built.

Bonnie would like to schedule a sub-committee meeting as soon as possible. Lee suggested that the Sub-committee decides on a schedule to meet, rather than the Planning Board.

The decision for the next Master Plan meeting was put off to a later time, will have to look at the meeting room schedule.

Correspondence Received:

Notice for a **NHDOT** public hearing this Wednesday, April 12 at 5 pm to discuss the route 175 Green Bridge rehabilitation.

Notice for a Planning Board Public Hearing (along with the normally scheduled meeting) on Monday, May 8th at 6:00 pm. The hearing will be for a **Vertex Cell Tower Special Use Permit** to install a tower on private property on Harley Mountain Road off of Lost River Road.

A Visual Balloon Demonstration for the tower will be on April 25th, 9 am to noon.

Lee had a couple of questions on whether the Landowners or cell companies pay the property taxes. Bonnie stated that they have seen both, but usually property owner would, but they are getting rent. Also, he was interested in the Cell Tower ordinances and what it says about the abandoned towers and who is responsible for the removal. Bonnie will look into the ordinances to see and be included in the public hearing in case if anyone wants to know.

Bonnie reminded attendees of signing up for the **Zoomed conference on Planning and Zoning** which is on April 29th. There should be access to it after the live date it is held.

Other Business:

Bonnie brought up that Scott has said that there will be an opportunity to for the Board to learn about the infrastructure at meetings occurring on April 18th at 4:45 pm.

Margaret mentioned that she had Zoom attended Floodplain training on April 4th, and gave a couple of things that came out of that. A number of the panel members were recommending that in developing Floodplain ordinance implementing it into practice that it is important for the Planning Board to have good communication between all of the town Boards to make it more effective. Bonnie stated that the Conservation Commission would be very important to include and it would be nice to have a Conservation Rep on the board, and noted that it should be looked into to see if no conflict of interest in becoming an Alternate, and send out an invitation to see if they could get involved and be a part of the Planning Board.

Public Participation:

Chief Kevin Millar wanted to give a summary of some of the topics about the town growth.

First thing he clarified was that the police department is neutral and detached in every aspect and will adjust to whatever the town does to grow or not. Personally, Kevin wanted to express that his interest is in the Downtown. Residents are living in commercial properties, and that takes away from commercial business opportunities.

One suggestion that Kevin presented to Bonnie, was the town of Franklin and the rendering that they put out on the proposed downtown changes. Lots of folks moving into town to get in on all the changes. Although just started, you can already see the changes happening.

Putting out a rendering may do the same thing by showing what we anticipate our downtown may look like. He stated that folks that may be investing in Lincoln, may be forced out and may be looking for another opportunity in Woodstock. Water and Sewer expansion would be a good step to encourage projects. He would like to see Lincoln and Woodstock work together so that Woodstock is not just a residential community or suburb to Lincoln.

Kevin also talked about J1 and their impact on our community and some issues that come up. He is interested to see the direction that the residents want the town to go.

After asking about any other comments anyone wishes to make, Bonnie hopes that we can get things going by the Fall.

Kathryn wanted to make a point on the J1s and their importance because of seasonal jobs, and to fill the jobs that some locals cannot fill for a short season. Lee and Igor agreed.

Kevin added an off-topic point that this town definitely needs to look into out of the box opportunities for families to enjoy off season such as indoor waterparks (just an example).

Adjournment:

Lee made a motion to adjourn at **7:00 pm**. Kathryn seconded the motion, and the vote was unanimous.

*****footnote 6.21.2023- These minutes have been corrected to reflect the actual Approval of Minutes date to March 13, 2023 and NOT April 10, 2023 -CR***