



Town of Woodstock Planning Board MEETING MINUTES

Monday, August 14, 2023 at 6:00 PM
Woodstock Town Office Building, 165 Lost River Road

Roll Call Attendance:

Lee Freeman, Kathryn Cordeiro, Margaret LaBarge, Scott Rice, Bonnie Ham
Absent: Christina Payne, Diane Tardif

Alternates: Jerry Miserandino, Igor Bily

Staff: Cathy Riley

Public Attendees: Bill Waterhouse

Zoom: Phone-Kevin Foley

Bonnie called the Public Hearing to order at 6:00 pm

Appointment of Alternates

*Appointment of Jerry Miserandino and Igor Bily as voting members for this meeting.
Margaret made the motion, Lee seconded and the vote was unanimous.*

Plan of proposed 20-foot-wide street easement over land owned by Winslow B. Schurman, Jr., Map106, Lot 071, Morris Street

Scott explained to the Board that this has been in the works for a couple of years, and it was needed for a water line to be put down the middle of Morris Street and repaved, and the end result also gives the owner a little more usable land, and does not affect other houses.

Bonnie added that all of the notices had been sent out certified with only one card not returned. The only certified card that did not come back was from Schurman, and that she just wanted that noted.

Scott assured that he does know, since he had to sign off on it. It has also been approved by Shoreline Protection since it is close to the river. He noted that they hope it will be done by this winter.

Comment from the public was added by Bill Waterhouse. He first passed out copies of a portion of a Selectmens meeting from March 23, 2021.

Mr. Waterhouse asked Scott if the original leak noted in the meeting minutes had been fixed, and Scott replied that it had been fixed, and the line is off.

Mr. Waterhouse wanted clarification whether there is a cost or spending of money to the owner, to which Scott replied that no money is being given to him as the owner is getting better use of his property.

Another point that Mr. Waterhouse wanted to mention was that he had concerns about buried tanks still on site according to the DES, and the affect it may have on the nearby Pemi River if a rupture occurs.

Scott assured attendees that if there was a problem, they would have heard from DES. He does not believe that there would be a problem but is worth looking into.

It was acknowledged and agreed that this meeting was Planning Board approval of the easement, and that any other concerns would be a Select Board issue, not the Planning Board.

The Board moved to a vote to approve the easement. Lee made the motion; Kathryn seconded the motion and the vote was unanimous.

The Public Hearing was closed at 6:26pm.

Regular Planning Board Meeting was called to order at 6:26 pm.

Approval of Minutes- July 10, 2023

Scott made the motion to approve, Jerry seconded the motion and the vote was unanimous.

Selectmen's Report – Scott Rice

Scott had little to report other than Ice Castles is planning on having a temporary sand sculpture attraction on their property which will be smaller crowds than the Ice Castles attraction.

Scott also mentioned that they had been researching tiny homes and the like, since there seems to be some talk on that.

Before getting into correspondences received, Bonnie wanted to mention that maybe in the future we could send out notices to owners in the regular mail as well as the certified. She suggested that we add that to the Planning Board Rules of Procedures.

Correspondence Received

Kristen Durocher: FEMA Elevation Certificate- National Flood Insurance Program

Margaret wanted to clarify to the Board that this was just an extra certificate that will need to be added to the building permit applications going forward through Bob Stahler.

Gregory Allis: Verisk email regarding providing info on repetitive loss properties for NFIP program, referred to FEMA.

Margaret explained that history of flood loss records for Woodstock needs to be made directly through FEMA, signed off by the Select Board and sent in. The history of flood losses go along with the application to the NFIP program goes towards getting a discount on flood insurance rates for residents. She thinks that it will probably only be a level 9 discount, but still would help. She says that it would need to be enforced by Bob Stahler the building inspector, and notifying the public. Margaret noted that the next step would be to meet with Scott and then a larger meeting with the Sub-Committee.

Any Other Business

2024 Budget

Due before September 30th. There was some discussion on the line items and moving line-item amounts before then. There will also be a discussion on whether they will order RSA books, and how many, since it is also available digitally now.

Continuing discussion on the Master Plan Draft

Christina has been unable to complete the Draft yet due to family illnesses.

Continuing discussion on the Sub-Division Regulations

Board has had a chance to review, and just a couple of questions were brought up by Lee on a couple of items.

Lee stated that the first section 3.06 goes from 1 to 4 with a skip, all agreed, and that will be fixed. In the same section the term “harmonious development” will be looked at to be changed as it is too loose of a term for a regulation. Lee feels that the section 3.06 i(k) also needs to be looked at, and feels that it should not be included in the regulations.

Another section of concern for Lee was section 4.77 that talks about easements. He feels that that also needs to be looked at.

Scott added that the Sub-division term also needs to be clarified for future projects since it always seems to be an issue for understanding what is and what is not considered a sub-division.

After some discussion on sub-divisions, it was agreed that the term needs to be clearly defined.

Margaret added that another section, 2.22, which talks about Minor Subdivisions also needs to be gone over and clarified.

Resignation of Board Member, Diane Tardif

Bonnie stated that she had received a resignation from Diane Tardif. After thanking her for her service, the Board voted to accept the resignation. Lee made the motion, Kathryn seconded and the vote was unanimous.

Public Participation

None

Adjournment

Scott made the motion to adjourn @ 6:52 pm, seconded by Kathryn, and the vote was unanimous.

*To view and listen the meeting details, the video is located on the Town of Woodstock website:
www.woodstocknh.gov , Recorded Meetings tab.*