

# Woodstock Planning Board Meeting 04.14.2014

Minutes are subject to approval at the next regularly scheduled meeting

**Meeting called to order: 6:32 PM by Bonnie Ham (Chair)**

**Roll Call attendance by Secretary: Present (\*):**

Regular Members: Bonnie Ham, Chair\* Gil Rand (Selectman Representative), Scott Rice (Vice-Chair), Pat Griffin\*, Jay Polimeno, Jeff Ingalls\*. Linda Hartman\* Alternate: Mike Donahue

**Public:** Terry Whipple & Tanya Lopez.

**Election of Officers:** Pat motioned and Jeff seconded to nominate Bonnie Ham as Chairman. All members present voted in favor. Bonnie is elected Chairperson. Jeff motioned and Pat seconded Scott Rice as Vice-Chairperson. All members present voted in favor. Scott Rice is elected Vice-Chairperson.

**Minutes of previous meetings:**

**Minutes of January 13, 2014:** Pat made a motion and Jeff seconded to accept the regular meeting minutes of 1/13/14 as amended. Pat, Jeff & Bonnie voted in favor; Linda Hartmann abstained.

**Minutes of February 10, 2014:** Pat made a motion and Jeff seconded to accept the regular meeting minutes of 2/10/14 as written. Pat, Jeff & Bonnie voted in favor; Linda Hartman abstained.

**Minutes of March 10, 2014:** Jeff made a motion and Pat seconded to accept the regular meeting minutes of 3/10/14 as written. Jeff & Bonnie voted in favor; Pat & Linda Hartman abstained.

**Reading of communications directed to the Board:**

Board received notice from the Town of Lincoln regarding proposed Verizon Telecommunications Facility. Bonnie attended the hearing on April 9 in Lincoln and reported that there was a large turnout. The tower will be located upslope from the Governor's Lodge and will have a 40x40 compound and be 100 feet in height. Woodstock was notified as an abutter town. Board also received an invitation from the Dept. of Environmental Services to attend its Annual Drinking Water Source Protection Conference on April 30, 2014 in Concord.

**Report of officers and committees: None**

**Public Participation/Informational:** Terry Whipple and Tanya Lopez presented to the board a hand-out regarding the excavation/driveway/timber cutting operations on the Rocky Heights LLC (Stahler) property. They have concerns about the amount of excavation occurring, the width of the driveway, the amount of timber being cut, the blasting, and the impact on water quality. Bonnie stated that width of driveway is a state issue and that Mr. Stahler has filed a permit with the Town for timber cutting. It was also added that the Town had requested that Mary Pinkham Langer do a site inspection. There was concern over how long timber cutting had been in effect and does Bob Stahler need an excavation permit. After further discussion it was felt that this is a Selectmen's issue at this time unless over 1000 yds. of material has been excavated. The driveway issue is a State issue and Mr. Whipple would need to get in touch with District 2. Terry Whipple feels that blasting is occurring too close to his property line. If Mr. Whipple feels there is a safety issue he needs to contact the Police Dept. and also District 2 concerning the driveway. Terry Whipple asked to be placed on record as a disapproving abutter. The board recommended that Terry and Tanya attend the Selectmen's Meeting on April 15 and that members of the Planning Board will also attend.

**Unfinished business:**

The board has received the renewal of RE Leasing's Bond.

The Board has received the renewal of Dana Mills Bond.

Bonnie reported that she has been in contact with Marc Resnick and his renewal should be in the mail. He has

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also received a certified letter.

The Master Plan needs to be revisited during this calendar year since the Town is applying for a grant from the Hazardous Mitigation Program and needs to have the Master Plan revisited by September 2014. New language will have to be put into place concerning telecommunication towers and visitation. Order to be addressed should be (a) Master Plan, (b) Telecommunication Ordinance and (c) Excavation Ordinances. Bonnie requested that Board members re-read Master Plan. A committee will be formed at the May meeting to revise/edit it.

## **Other business:**

**Cox Farm Parcels:** It was questioned whether these lots should have been considered existing lots prior to 1978. Board members feel there should be an outside opinion on the legality of considering these existing lots. Bonnie will be in touch with legal counsel. Bonnie read the two letters that were sent to Bonnie Emerson concerning Cox Farm Rd.

**Lost Valley Campground Subdivision:** Jeff reported that the subdivision is pending on wetland permit, driveway permit and they do have an Alteration of Terrain permit effective March 18, 2014 and expiring 2019.

## **Calendar of Events:**

**Reminder:** Excavation Site Visits Due in June.

## **Projects - Ordinances**

1. **Master Plan** - Revisit/review by September 2014
2. **Telecommunication Ordinance** - Need to review and make any necessary changes.
3. **Excavation Ordinance** - continue review/revision discussion. *Note disturbed area when bond is initiated or renewed.*

**Meeting adjourned at 8:30 pm.**

**Next regular meeting date: 05.12.2014 at 6:30 p.m.**

Respectfully submitted,

Judy Boyle/Secretary