

Woodstock Planning Board Meeting 06.09.2014

Minutes are subject to approval at the next regularly scheduled meeting

Meeting called to order: 6:30 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: Stephen Tower and Gardner Kellogg.

Minutes of previous meeting:

Minutes of May 12, 2014: Scott made a motion and Jeff seconded to accept the regular meeting minutes of 5/12/14 as written. Gil and Linda abstained, remaining members present voted in favor of minutes as written.

Reading of communications directed to the Board:

Board received a letter from the State of New Hampshire Office of Energy and Planning requesting an update on the Land Use Regulation Database Survey. Bonnie will fill out. Survey needs to be returned by June 20, 2014.

Report of officers and committees:

Gil reported that the most recent meeting of the Selectmen was basically about current tax information.

Public Participation/Informational: Gardner Kellogg presented information about a proposed subdivision for the Robert McAfee Property on Cox Farm Road. There is a 47 acre parcel that Mr. McAfee wishes to subdivide into two lots. It was noted that no major subdivision currently can occur off a Class Six road. The necessary forms will be submitted to the Planning Board so that a Public Hearing on the subdivision can be held at the July meeting.

New business:

Excavation Site Visits:

Board members visited all 4 excavation sites and made no findings. Photographs were taken at each pit (Woodstock Sand & Gravel, Devine, R&E Leasing (Conn) and Potato Hill (Donahue). Mike Donahue verbally gave notification of intent to close the Potato Hill Excavation Pit. He will also send the Board a written notification. Board discussed notification and felt closing procedure has been met. Permit expires in 2018 and owner has 1 year to reclaim. Scott moved and Gil seconded the motion to accept Mike's verbal notification of intent to close pit awaiting letter. All board members presented voted in favor.

The board adjourned the regular meeting at 6:45 pm for the public hearings.

Minor Two Lot Subdivision creating two new lots at 121 Paradise Road for the Maynard 1996 Family Trust, G. John Maynard, Trustee. Map 102 Lot 005-000-000-00000. Jeff Ingalls recused himself as he is an abutter. Stephen Tower represented the Maynard Family and stated that the family intends to divide the property into two lots separating the mobile home from the main house lot. Currently the water line for the mobile home crosses the main house property. This will continue until house is sold, at which time a new water line will be created for the mobile home site. Pat moved and Scott seconded the motion that the Minor Two Lot Subdivision be accepted as presented. All board members presented voted in favor with Jeff being recused.

Woodstock Planning Board Meeting 06.09.2014

Minutes are subject to approval at the next regularly scheduled meeting

Boundary Line Adjustment for Scott & Margaret Rice for properties located on 123 Main Street and 127 Main Street. Map 106 Lot 015-000-000-00000. Scott recused himself as he is owner. Stephen Tower represented the Rice's and stated that they plan to erect an addition to the Cascade House building and need to adjust the lot line between the old Napa building and Cascade House to comply with the setback ordinance. It was noted that the Rice's own both properties. Gil moved and Linda seconded the motion that the Boundary Line Adjustment be accepted as presented. All board members voted in favor with Scott being recused.

The board came out of the public hearings and resumed regular meeting.

Unfinished business:

Master Plan: Pat has the chapter on natural resources to review. He noted that he has some questions and would like input from the board concerning how detailed this section should be on water resources. There are tables that may vary. Linda will access the DES website and check the charts. The information on Mirror Lake also needs to be updated. Gil will check on waste water treatment plant discharge data. Board members were reminded to review their assigned chapters.

Other business:

Bond Renewal Letter for Edward J. Devine Trust has been sent. Renewal is due by June 17, 2014 and a reminder letter will be sent.

Bill and Anne-Marie Perry asked Gil to report to the board that they have noted the water flow past their house has been altered since a bridge was constructed for logging purposes. Gil will go and check it out but this is really a DES concern.

Calendar of Events:

Projects - Ordinances

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

Meeting adjourned at 7:35 pm.

Next regular meeting date: 07.14.2014 at 6:30 p.m.

Respectfully submitted,

Judy Boyle/Secretary