

Monday, May 13th 2013

Woodstock Planning Board Meeting 5.13.13

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), Anne-Marie Perry* Pat Griffin*, Jay Polimeno*, Jeff Ingalls* Alternate: Mike Donahue

Guest(s): Terry Whipple, Michael Clough, Kurt O'Connell, Roy Sabourn

Minutes of previous meeting:

Jay made a motion to accept the regular meeting minutes of 04/08/13 as written, 2nd by Pat. Roll call vote was taken and all voting Board members in attendance accepted minutes as written with no corrections. Approved minutes filed.

Reading of communications directed to the Board:

1. Pemi Properties – Irrevocable Letter of Credit was received - effective 4/10/13 to 4/10/14. LOC filed.

2. DOT – Informational project plan for guardrail replacements in 3 areas of Rt 112.

3. DOT – Driveway permit for Walter Devine Trustee #03-495-0075 dated 4/16/13. Permits gravel access for single family Residential and gravel pit operations not to exceed 20' in width. Must provide 400' feet of all-season-safe-sight distance. Location on west side of Rt 3 approx. 1.04 mi south of intersection of Rt 175.

4. DOT – Driveway permit for Robert Stahler – #03-495-0074A dated 04/01/13. Authorizing paved woodlot access. Location 1.41 mi N of N. Station Rd on W side of Rt 3. Conflicting driveway widths were present on the permit – 12' and 16'. The permit was given to the Selectmen for clarification.

5. R&E Leasing – DES letter that required gravel excavation status and updated plan was received. Project status is required very 5 years to DES.

6. J&M Donahue Gravel Pit (215/21) – DES has reviewed completed pit and confirms project is completed. Dated 4/23/13. A letter had been sent by the Planning Board to DES on 4/10/13 stating the project met requirements and had been determined closed on 7/11/2011.

7. J&M Donahue – DES is requesting status updates for the gravel pits located at Map/Lot 215/12 and 207/05. Follow-up next regular meeting for updates.

Public Participation/Informational:

Terry Whipple, abutter to the Stahler property, asked questions regarding the driveway permit for Bob Stahler's property and potential blasting to be done. Upon review of the driveway permit a discrepancy was noted that was referred to the Selectmen. As of this moment, the driveway permit and use does not appear to require any review or permitting from the Planning Board regarding gravel pits. Permits may, however, be required from the Selectmen for this project.

New business:

Public Hearing:

6:45 p.m Application for Earth Excavation Permit for earth excavation at the Edward J. Devine property located at 412 Daniel Webster Highway. Map 115 Lot 009-000-000-00000.

Certified letters (4 were returned) were mailed and all fees have been paid. The owner of record

has designated Roy Sabourn as his agent.

In addition there is a request for a waiver (RSA 155E:4-a No excavation shall be permitted, within 150 feet of any dwelling which either existed or for which a building permit has been issued at the time the excavation is commenced) from the 150' from a dwelling requirement to 90' as shown on the plan.

Presented by Roy Sabourn:

The applicant requests a permit for earth (sand) excavation on Map115/Lot 09 for an area of 2.15 acres. The property has multiple boundaries and many abutters. 2 abutters were present for the hearing.

Items Submitted:

- Excavation Plan
- Reclamation plan
- Agent authorization and waiver request along with completed application and other application requirements.
- Specifics on the submission include dust control, traffic plan, no rock crusher use, site safety plan, and proposed hours of operation.
- A copy of the reclamation bond for the amount of \$21,500 (for 2.15 acres) was also submitted. An original will be required.

The plan is to use the existing driveway, widening it to allow for 2 way truck traffic. The existing roadside bank and trees will remain in place as the visual barrier.

The planned excavation does not exceed allowed proximity to any other dwelling with the exception of both dwellings on the Devine property. One dwelling is stated to be uninhabitable. The 2nd dwelling is used only by the family for vacations.

Kurt O'Connell and Michael Clough were interested abutters. Several discussions were held in response to comments/questions. The proposed hours of operation is noted on the application, along with no rock crushing and stated no planned storage of material at the meeting. It was also asked who enforces the times of pit operations – the Planning Board does this.

There were several questions regarding the water table. An aquifer map is being sent by DES. After the presentation, a review of the plan and upon consultation with the Woodstock Excavation Regulations, the Board will make a site inspection at 5P on 5/20/13. The owner has given the Board access permission in writing. Roy or a designee will accompany the Board. After the site inspection, the Board will meet in the Town Meeting Room at 6P to conduct a continued public hearing for this application. This will be posted.

Unfinished business: (LOC=Letter of Credit)

1. Gardner Kellogg re: George Spanos property Rt 3 – Boundary adjustment for recording purposes – there is no block for a Planning Board signature. An email will be sent to Mr. Kellogg.

2. Status of AT&T Tower Potato Hill Tower - Structural analysis: The structural analysis that was performed on tower showed that there needed to be structural bracing before the antennas could be installed. They stated they will send proof of the bracing to the Planning Board. Status re: Bracing proof. Send letter in July if proof not received by then.

Other business:

1. Planning Board Secretary – discussion of the need for a secretary as Anne-Marie will be resigning effective October 2013.

Calendar of Events:

Jun – Gravel Pit site visits – Scheduled for 6/17/13 -5P. Letters to be sent to pit owners at least 2 weeks prior. Will be posted online and on bulletin board.

Jul - Donahue Potato Hill Permit - 7/13/13

Projects – Ordinances

1. Shoreland Protection – last revised 3/09/93 at Town Meeting – Jay and Jeff worked on review of the State regs. It was questioned as to whether we can just adopt the state regs. Gil stated that there are streams in Woodstock not under State jurisdiction that need to have specific building setbacks. The discussion/review will continue.

2. Floodplain Development - last revised 3/14/00 at Town Meeting – States revision needs to occur at Town meeting.

3. Excavation Ordinance – continue review/revision discussion

Report of officers and committees

Selectmen report – Road Index Map was corrected. Class V and VI sections of Old Fairfield Rd defined. Verifications of all road classes.

Motion to adjourn.....meeting adjourned at 8:45 p.m.

Next regular meeting date: 06/10/13 at 6:30 p.m.

Respectfully submitted,

Anne-Marie Perry/Member/Secretary