

# Woodstock Planning Board Meeting 06.10.2019

Meeting called to order: 6:00 PM by Bonnie Ham (Chair)

APPROVED

## Roll Call attendance by Chair: Present (\*):

Regular Members: Bonnie Ham, Chair\*, Scott Rice (Selectman Representative)\*, Pat Griffin (Vice-Chair)\*, Jeff Ingalls\*, Margaret Aranyosi\*, Jim Conn\*, Mike Donahue\*, Alternate: None

**Public:** Kevin Bell, Mia Jacobson, Boundary Line Adjustment Hearing, Stephen Tower, Surveyor

Call to Order by Bonnie at 6:01 pm for **Public Hearing - Boundary Lot Line Adjustment** - located between 12 Grandview Drive and 52 Upper Grandview Drive. Properties owned by G.V. Inc. and Bruce L. Booth, Jr. & Anna Booth. **Map 108-036-000-000-00000 & Map 108-011-000-000-00000**. Stephen Tower presented the maps and explained the line adjustment to the members of the board. The Booths wish to purchase 2 lots owned by G.V. Inc. which abut their property in Grandview. These would abut G.V. Inc. and White Mountain National Forest property. Letters were received from G.V. Inc. and the Booths giving permission to seek approval from the Woodstock Planning Board for the Boundary Line Adjustment prior to the actual purchase of the land by the Booths. After the adjustment the lot would be over 13 acres total. The public did not have any questions. The application is complete and all fees have been paid. In a prior meeting, the board authorized a one-time waiver to the placement of granite monuments at all corners allowing the placement of an iron pin in the more inaccessible area. Margaret motioned and Pat seconded to approve the Boundary Lot Line Adjustment as presented. All members present voted in favor. Bonnie signed the maps and the Board exited the hearing at 6:15 pm.

**Minutes of May 13, 2019.** Scott motioned and Margaret seconded to approve the minutes of May 13, 2019 as written. Pat abstained; all other members present voted yes.

## Communications:

The board received the bond for Dana Mills.

## Report of officers and committees:

Conservation Commission: No report.

Selectman's Report: The selectmen are planning to schedule a public forum to gather input on what residents would like to see for a zoning ordinance. This will hopefully give the Planning Board some guidelines to follow when they begin the discussion on the development of a Zoning Ordinance for Woodstock.

## Unfinished Business:

Margaret attended the June Conference. She attended a discussion on housing and reported that the State is encouraging towns to develop affordable/workforce housing. There was some discussion by the Board on Airbnb and vacation rentals and their future impact on the Town. It was noted that Laconia has created an ordinance to protect abutters. Margaret noted that there was a session on Renewable Energy, however, she was unable to attend that session.

The selection of an Alternate member for the Board was discussed and it was decided not to contact any of the write-ins. The position is posted on the website and anyone interested can contact the Town Office or any board member.

After further reflection, the Board decided not to contact area surveyors regarding the placement of monuments as it is clearly explained in the Woodstock Land Regulation Subdivision Regulations.

## New Business:

**Rules of Procedure** - Additional changes were suggested for the Rules of Procedure. Margaret had cross-referenced our copy with the RSA's and suggested some changes. Pat also noted that according to RSA 673.6

## Woodstock Planning Board Meeting 06.10.2019

up to 5 alternate members can be appointed with staggered 3-year terms. Since more changes have been made the Board will continue discussion on the Rules of Procedure to the July meeting.

### **Other Business:**

The Board received copies of the Floodplain Ordinance. It was decided to check and make sure that our ordinance meets state and national regulations. Jeff pointed out that new maps developed in 2011 from satellite photos changed the 100-year flood plain lines. The burden of proof that a property does not lie in a floodplain zone is the responsibility of the property owner. The board felt that the Selectmen should be checking the maps for accuracy. Scott will bring it to the Selectboard's attention. The Board will continue discussion on this during the August meeting. The Town is trying to fill the vacancies on the Floodplain Board of Adjustment.

Copies of the Shoreland Protection Ordinance were handed out to members to review. Changes on the state level were highlighted for Board members to double check. Discussion of the Shoreland Ordinance will be held in August.

The application for Voluntary Lot Line Mergers was discussed with the changes indicated. Board members wanted the filing fees noted on the application.

The Board is preparing to discuss the development of a Zoning Ordinance as requested at Town Meeting. Some ideas such as Size and Grade for Driveways were presented. Pat noted that as part of the Hazard Mitigation program, there is concern for the requirements as to lot conditions for construction.

### **Calendar of Events:**

Pat motioned, and Scott seconded to adjourn the meeting at 7:05 pm.

**Next regular meeting date: 07.08.2019 at 6:00 pm.**

Respectfully submitted,  
Judy Boyle, Secretary