

Woodstock Planning Board Meeting 09.09.2019

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: Stephen Tower, Surveyor-Benza; Paul Carolan, Public; Ken Chapman, Abutter; Jackie Mellett, Bill Mellett, Public; Charyl Reardon-Abutter (Kyle Reardon); Gary Deachman, Michelle Fairbrother, W. Waterhouse, Andrew Modzelewski-Public.

Bonnie announced that excavation pit site visits had taken place prior to the meeting and due to time constraints were unable to be completed. The visitations will continue on Monday, Oct. 21, 2019 commencing at Potato Hill at 5:30 pm to complete the visitations.

Call to Order by Bonnie at 6:02 pm for **Boundary Line Adjustment** -located between 240 and 252 Eastside Road. Properties owned by Francis P. Benza Revocable Trust, Francis P. Benza Trustee. **Map 113-010-000-0000 and Map 114-020-000-000-0000**. The site at 240 Eastside Rd Map 113-010 contains the older house and the site at 252 Eastside Rd Map 114-010 has the larger house. Stephen Tower showed the parcels on the map with parcel A & B going to the northern lot and parcel C to southern lot. There are 2 wells and 2 septic systems one for each lot. Andrea Ball is current trustee and all applicable fees have been paid. Jim moved and Jeff seconded to accept the boundary line adjustment as presented. All members present voted in favor. Bonnie signed the application, mylar and 5 copies of the map. Hearing adjourned at 6:15 and the regular meeting resumed.

Minutes of August 12, 2019. Scott motioned and Jim seconded to approve the minutes of August 12 as presented. Pat and Jeff abstained; the remainder of the members presented voted in favor.

Since many of the people present were interested in the discussion from the Informational Meeting on Zoning which took place on Sat., Sept 7, the Board moved that item on the agenda forward. Scott began the discussion by noting the planning board had requested direction from the Selectmen on zoning and in response, the Selectboard had called for the informational session. Scott noted that there were only 6 towns in the State that do not have zoning and Woodstock is one of them. A brief overview of zoning was presented i.e. zoning distinguishes zones (such as residential, commercial, manufacturing), can take into account the impact on small businesses, families, health risks, quality of life, signage, and parking as examples. The feeling is not to over-legislate in a small community. It was noted that Woodstock currently has a shortage of land available for manufacturing so the community does not need strict zoning regulations. Margaret's notes from the Sept. 7 forum were very detailed and will be available in the Town Office if anyone wishes to see a copy. The consensus from the forum was that a zoning regulation would not pass by a 2/3rd majority at Town Meeting. It was noted that an effective method of regulating growth is via water and sewage impact fees and that this has worked in the past. One member of the community felt that there was a lack of understanding of the differences between ordinances and zoning and that also the timing of the forum made it difficult for some to attend. The Selectmen had wished to schedule the forum after the height of tourist season and prior to fall foliage season believing that would be the best time for most residents. Board members thought that perhaps Site Plan Review plus current ordinances would assist in regulating growth. However, there was some question regarding the legality of Site Plan Review without having Zoning Regulations in place. Bonnie had consulted the Government Center and they felt zoning was necessary if a community wished to have a Site Plan Review process. Scott wishes to consult the Town Attorney for a definitive opinion in order for the Town to have some control over the infrastructure in regards to water, sewage, and the impact on traffic and schools. Questions were asked about condominium development in the past and the response was that they were governed under subdivision rules and regulations. Several individuals present felt that the Town did not need zoning, but could

Woodstock Planning Board Meeting 09.09.2019

govern development via the impact on our water and sewer capacity. Bill Mellett, former head of the Public Works Dept., stated that historically several condominium developments had been regulated by using the impact on water and sewer infrastructure. Currently there are ordinances which govern fire, health, safety, and setbacks. Prior to further discussion by the planning board, the Selectmen will take an official vote at their next meeting on whether to proceed and/or how to proceed. Mike motioned and Jim seconded that the planning board move forward after receiving further guidance from the Selectmen following their next meeting which is to be held on Tues., Sept. 17th. All members present voted in favor.

Bill Waterhouse had a question regarding the approval of the Gilman subdivision at the last planning board meeting in August. He questioned its legality in regard to the Shoreland Protection Ordinance. Steve Tower explained that he had called the Shoreland Protection Authority for clarification of whether a point indicates frontage or not. The person he consulted agreed that a point has no dimension value and thus there is no shoreland frontage. He was to consult with a supervisor for a final definition of a point as regards shoreline frontage but felt the Planning Board had acted appropriately.

Communications:

Notification received regarding a wetland impact permit application for Joseph Morlino Map 104 Lot 049. This is for information only.

Town and Country Magazines for Sept./Oct were distributed.

Report of officers and committees:

Conservation Commission: No report. Paul was in the audience and stated that in reality there is no commission at this time and he is unable to be on the Conservation Commission.

Selectman's Report: The board is discussing the possibility that a floodplain permit can go out with a building application, and also, they are undertaking a study on water and sewer rates.

Old Business:

Rules of Procedure - There were no further changes to the rules of procedure. Scott motioned and Margaret seconded to accept the Rules of Procedure as presented. All members present voted in favor.

Shoreland Protection Ordinance - Members received copies with the new changes, as per the state, highlighted in yellow. Scott motioned and Mike seconded to approve the Shoreland Protection Ordinance which reflects the requirements of the State of New Hampshire Minimum Shoreland Protections Standards under RSA 483-B:9. All members present voted in favor. There was some thought that this would not have to be brought forward at Town Meeting, as in 2014 the voters had approved the repeal of Woodstock's Shoreland Protection Ordinance and voted to accept the State requirements.

New Business:

Floodplain Management Ordinance - Copies of the Model Floodplain Management Ordinance Notes as proposed by OSI were distributed to board members. Individuals who attended the training session in Warren stated that they discussed what to do to be in compliance with Floodplain regulations. Scott has been in touch with Stephanie Verdale from OSI in regards to a zoning ordinance. She wishes to peruse the existing Master Plan and current regulations. She had suggested reaching out to North Country Council for assistance especially if the Town was considering zoning regulations. Board members decided to hold onto the budget for more information before deciding whether to amend the amounts to join NCC or not.

The Master Plan is up for review this year as it has been five years since it was implemented. Bonnie felt that it could be simplified.

Woodstock Planning Board Meeting 09.09.2019

There is an article in the current Town and Country Magazine on Work Force Housing. Bonnie suggested that members make sure to read it.

Paul Carolan, former chair of the Conservation Commission, noted that when he returned from Florida the Conservation Commission mailbox in the Town Office was full. He suggested that perhaps someone in the Town Office could check incoming mail in case there was something of importance. He noted that conservation commissions were usually composed of 3, 5 or 7 members. Bonnie asked if anyone in the audience would be interested in serving and if so to contact the Town Office.

Pat motioned, and Scott seconded to adjourn the meeting at 7:22 pm.

Excavation Pit Visitation: 10.21.2019 at 5:30 pm for Potato Hill
Next Meeting Date: 10.21.2019 at 6:00 pm following Potato Hill visitation

Respectfully submitted,
Judy Boyle, Secretary