

Woodstock Planning Board Meeting 10.21.2019

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

APPROVED 12-09-2019

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-Gilman; W. Waterhouse, Rebecca Golding-Education.

Report of officers and committees: The presentation by the Selectman Representative was moved forward so Scott who was ill could leave since there was a quorum present for the meeting. Scott reported that the Selectmen decided not to proceed with zoning for a couple of years. They do plan to study the development of a more comprehensive Building Permit process. The Building Inspector will have more responsibility but the position will still be part-time. The Select Board will also be studying the water and sewer rates and the tap fee schedule.

Call to Order by Bonnie at 6:05 pm for a Hearing for a **Revised Minor Subdivision** -creating one new lot on Lost River Road for Gene & Sonja Gilman, c/o Mark Plumley. **Map 105-005-000-00000**. Steve asked to be back on the agenda since there were questions presented in September as to whether the original proposal was in compliance with the Shoreland Protection Ordinance. The Gilman family wanted to be sure that the lot lines were in compliance with State regulations. The original plan had indicated a point with no dimensions on Moosilauke Brook. The new plan cuts off approximately 40 sq. ft. and creates a 150-foot shoreline which brings it into compliance with the 150-foot frontage requirement. This also will keep that portion in current use. The family intends to sell the house with 1 acre and keep the remaining 20 acres. Mr. Waterhouse stated that he was the person who had questions on compliance with the State ordinance. Steve reported that after further contact with the State the consensus at State level was that there needed to be a 150-foot frontage on the shore. He also stated that the surveyors moved the line back 18 feet from the shore. All applicable fees have been paid. Pat moved and Jim seconded to accept the Revised Minor Subdivision 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 September 9, 2019. Pat motioned and Mike seconded to approve the minutes of September 9 as presented. All members present voted in favor.

Bonnie reported that the board finished up the visitations to the Excavation Pits with a visit to Potato Hill. A question was then raised on the status of the bond for Mills Enterprises. The secretary will check on the permit and bond. A discussion ensued on the presence of plastic at Woodstock Sand & Gravel. The decision was to note its presence. Also, Margaret was at the visitations on September 9 so there needs to be an asterisk after her name.

Communications:

Request received for a project review by the NH Division of Historical Resources re: Pemigewasset River Sewer Crossing Rehabilitation located behind the Fire Station on Rt. 3. This is a courtesy notification and no action is needed by the Planning Board.

Notification received from Lucas Environmental, LLC regarding the construction of a wireless facility at 33 Harley Mountain Road inviting comment only on potential effects on historic properties. Board had previously approved a permit for Vertex Tower Assets, LLC for this location. Bill Waterhouse as a member of the community pointed out that if any artifacts from a Native American encampment were found that could potentially create an issue. He has found a map indicating Native American camping places and one was indicated to be in the area of the Pemigewasset River in Woodstock.

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Subscription renewal notices were received for Town and Country Magazines. Jim motioned and Pat seconded to renew the subscriptions. All members present voted in favor.

New Business:

OSI Survey - Bonnie reported that the OSI Survey on Land Use Regulations was due and needed to be filled out and returned by November 4. Pat motioned and Mike seconded to forward the OSI Survey to the Town Office for the Selectmen and/or Judy Welch to complete and send out. All members present voted in favor.

Floodplain Management Ordinance- Bonnie reported that she and Margaret had attended a training session in Warren on the development of a Flood Plain Ordinance and had received materials to assist in its development as it was quite complicated. After some discussion, Mike motioned and Jim seconded to send the Floodplain Ordinance back the Selectmen for them to develop. All members present voted in favor.

Public Participation - Bonnie commented that she had consulted legal counsel and that a site plan review ordinance cannot be enacted without some form of zoning. Mr. Waterhouse suggested that the Town might create a zoning ordinance which had only 1 zone throughout the Town. He wondered if that would make the development of a site plan review process legal.

Other Business - Since the board feels that it is not going to be involved in the development of the Flood Plain Ordinance there is no need to alter the budget as previously passed.

The Master Plan which is up for review this year will be brought forward at the November meeting for further discussion. Copies of the current Master Plan will be passed out then. Bonnie said a Master Plan needs to include goals, objectives and land usage, but does not need to include other information regarding flora and fauna for example. Therefore, the Master Plan could be simplified. It was noted that the Master Plan should be completed prior to the development of a Floodplain Ordinance.

A question was raised as to whether the Shoreland Protection Ordinance would need to be approved at Town Meeting since in 2014 the Town had voted to accept the State Shoreland Protection Regulations. The ordinance recently approved brings the Town of Woodstock into compliance with State Regulations. Bonnie will seek legal counsel.

Pat motioned and Mike seconded to adjourn the meeting at 6:58 pm.

Next Meeting Date: 11.18.2019 at 6:00 pm (Note this is the 3rd Monday due to the Veterans' Day Holiday on the 2nd Monday)

Respectfully submitted,
Judy Boyle, Secretary