

Woodstock Planning Board Meeting 12.09.2019

Meeting called to order: 6:00 PM by Patrick Griffin (Vice-Chair)

APPROVED JAN. 13, 2020

Roll Call attendance by Chair: Present (*):

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

Public: Roy Sabourn, Surveyor; Ray Denis, Grandview; Jay Polimeno, Boundary Line Adjustment; Tom Bringola, Boundary Line Adjustment.

Public Hearing-Boundary Line Adjustment -located between 135 and 137 Main Street. Properties owned by Scott G. Rice and Sala Jama Realty Trust/John Polimeno Jr. & Sandra Polimeno, TTEES. **Map 106 Lot 032-000-00000 and Map 106 Lot 034-000-000-00000.** Pat Griffin, Vice Chair called the hearing to order at 6:02 pm. Scott recused himself to audience. Roy Sabourn presented the maps showing the original and new lots with 6ths of an acre being transferred to Scott Rice. The parcel being transferred currently has no access. Pat asked for questions from the public. Exited hearing at 6:08 pm. Margaret motioned and Jeff seconded to approve the boundary line adjustment as presented. Scott did not vote. All other members present voted yes to approve. Scott returned to his seat on the board.

Public Hearing-Boundary Line Adjustment -located between 24 and 29 Hiltz Drive. Properties owned by Bringola Realty Trust/Thomas Bringola TTEE and Joseph R. Maher. **Map 105 Lot 028-000-00000 and Map 105 Lot 029-000-000-00000.** Pat Griffin, Vice Chair called the hearing to order at 6:12 pm. Roy Sabourn presented the maps showing the transfer of Parcel A to Maher and Parcel B to Bringola. This transfer will clean up the property lines and driveway access. Pat asked if there were any questions from the audience. Hearing exited at 6:16 pm. Bonnie took over meeting at 6:16 pm. Jeff motioned and Jim seconded to approve the boundary line transfer. Bonnie abstained since she was not present for the discussion, all other members present voted yes to approve.

Public Hearing-Shoreland Protection Ordinance -The planning board proposes a Warrant Article to eliminate the current Shoreland Protection Ordinances and adopt the State of New Hampshire Protection Ordinances. Entered hearing at 6:17 pm. Bonnie asked if the public had any questions or comments. Roy noted that updating the Ordinance to correspond to State Ordinance is beneficial. Scott motioned and Jim seconded to approve the Shoreland Protection Ordinance as proposed. All members present voted in favor. The Ordinance will go before the voters as a Warrant Article to be voted on during the day. Exited hearing at 6:19 pm.

Approval of Minutes of October 21, 2019 - Jim motioned and Pat seconded to approve the minutes as presented. All members present voted in favor.

Notes from November 18, 2019 - Notes were presented for information only. Members of the Board noted that there could be no meeting as there was not a quorum present.

Communications:

Distribution of NH Town & Country Magazine for November/December
Grand View Subdivision Application Withdrawal
NH Division of Historical Resources-Project Review-Town of Woodstock
FCC Informational Notice of Section 106 Filings
NH Division of Historical Resources-Project Review-Lucas for Vertex
Application for Driveway Permit
Wetlands Permit Application

The above communications were received for the November meeting but due to no quorum present were held over and presented at the December meeting.

Woodstock Planning Board Meeting 12.09.2019

Selectmen's Report - Scott reported that the Selectboard had been concentrating on development of the budget. He also is willing to work on the Floodplain Ordinance but does not feel the ordinance will be ready for the Town Meeting in March. There was some discussion on the need for the ordinance. A town must have a floodplain ordinance in order for residents to purchase flood insurance and also for a town to receive funds through FEMA. According to the RSAs it is the responsibility of the planning board to develop a Floodplain Ordinance. The Town needs to enforce the current ordinance and begin its revision. Margaret will work with Scott to prepare a draft revision of the Floodplain Ordinance for the Planning Board to review in the new year. The question was raised whether we would move forward with Zoning. The Town can have 1 zone and put restrictions and all ordinances under that umbrella. However, the Selectmen feel that voters do not want Zoning and we will not be moving forward at this time with any Zoning proposal.

Conservation Committee Report - The Board decided to eliminate this agenda item, until such time as we have a Conservation Committee.

Public Participation - Ray Denis approached the Board regarding the Grandview Subdivision. He was informed that the proposal had been withdrawn by Edward Maggiacomo. He wanted to be assured that he would be notified if the subdivision proposal was re-presented.

New Business:

Responsibility of Planning Board - Bonnie talked about the responsibility of the Planning Board to develop Floodplain and Shoreland Protection ordinances and the Master Plan.

Master Plan Development - Margaret and Jeff will look over the current Master Plan and bring any changes before the Board.

Other Business - Pat felt that Public Participation should be moved up after Public Hearings, if any, and otherwise after approval of minutes.

Pat moved and Jim seconded that if no quorum was present at attendance, there can be no meeting. Therefore, the chair or acting chair should apologize to the public in attendance and members present should leave. All members present voted in favor.

A calendar for 2020 was distributed to members and the board felt that the only month in which the meeting needed to be moved would be October. A meeting schedule will be distributed to board members at the January meeting.

Bonnie signed the maps for both Boundary Line Adjustments and the applications.

Pat motioned and Jeff seconded to adjourn the meeting at 7:16 pm.

Next Meeting Date: 01.13.2020 at 6:00 pm

Respectfully submitted,
Judy Boyle, Secretary