

Woodstock Planning Board Meeting 07.08.2019

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: David Anderson, Josee Anderson, Ray Denis, Cathy Heide, Karen Trudell, Alan Trudell, Mia Jacobson-Minor Subdivision Hearing, Stephen Tower, Surveyor

Call to Order by Bonnie at 6:01 pm for **Public Hearing - Minor Subdivision** - creating 1 new building lot on Grandview Drive for G.V. Inc. **Map 108-036-000-000-00000**. This is located where the old rope tow went up the hill for the ski area that was once located at Grand View. Stephen Tower explained that G.V. Inc. is dividing the currently existing lot to create 1 new building lot. The back of the lot abuts the White Mountain National Forest. Stephen distributed the lot plans so board members and the public could view them. He explained that since the proposed lot is less than 5 acres in size state approval will be needed for the septic system. He stated that he was not looking for approval at this time since the project as currently proposed is not complete. Abutters who were present had two major concerns 1. Access for their lots and 2. Potential damage to other lots and roads due to water run-off. Ray Denis (71 G.V. Dr.) had concerns about water run-off once the property is developed since there are problems now with drainage and the catch basins; Cathy Heide ((69 G.V. Dr.) was concerned about access to her lot since the driveway access to her property would be owned by another individual. Bonnie stated that a ROW would probably have to be put into effect since no existing property can be land-locked by new development. Dave Anderson was representing the Grand View Association and presented their concerns with road ownership and maintenance. Currently G.V. Inc. owns the land beneath the roads and G.V Assoc. maintains the roads. As proposed, access to this lot would be privately owned thus creating a gray area as to road maintenance including plowing. He also stated that the water run-off is a serious concern for the association since excess run-off can create washouts and flooding on roads which incurs increased costs for association members. Stephen stated due to issues which have developed he would like the hearing to be continued. The Board ended discussion at 6:30 pm and the hearing will be continued to the August 12 meeting and each meeting thereafter until finalized.

Minutes of June 10, 2019. Margaret pointed out the she was unable to attend a session on Renewable Energy not that there was no session presented. Scott motioned and Jim seconded to approve the minutes of June 10, 2019 as amended. All members present voted yes.

Communications:

The board received the bond for Walter Devine

Town & City Magazines for July and August were distributed.

Notification was received from the US Postal Service regarding the type and placement of mail boxes for new residential developments and multi-unit buildings. Approval from the local post master or his/her designee must be acquired prior to new developments and renovations to existing multi-use buildings.

Report of officers and committees:

Conservation Commission: No report.

Selectman's Report: The selectmen have scheduled an information session for input regarding the development of a zoning ordinance which they wish to be formalized by the Planning Board. This public information session is to be held Saturday, September 7, 2019 at 2:00 pm at the Town Hall in Woodstock. It is hoped that any resident who is interested will attend to offer their thoughts, insights, and opinions regarding zoning for the Town. The selectmen have also had some discussion regarding combining the code enforcement and building inspector positions.

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Unfinished Business:

Rules of Procedure - No additional changes were suggested for the Rules of Procedure. Therefore, the July meeting will constitute the first reading. The second reading will be held in August and if there are no further changes the Board will vote on acceptance at the September meeting.

New Business:

Voluntary Merger of Lots of Record Form - The form has been upgraded to reflect more current RSAs and information has been added regarding the process if there is a mortgage on the property. Margaret motioned and Scott seconded to approve the form as presented. All members present voted in favor.

Other Business:

Floodplain Management Ordinance- The state has a model floodplain management ordinance on file. The secretary will enter the pertinent information for Woodstock for the August meeting. Members who attended the Community Assistance meeting on June 25 received a packet of information regarding a floodplain ordinance. The presenter suggested that the Town modify the current ordinance to bring it up to date and then send the copy to the state OSI office so that it can be checked for accuracy and to make sure it follows current guide-lines. This is important so that residents can obtain floodplain insurance if necessary. Bonnie stated there is Training Workshop on August 29 in Wentworth if anyone is interested in attending.

Shoreland Protection Ordinance- Changes on the state level were highlighted for Board members to double check against the current requirements. Board members should be prepared to discuss the Shoreland Ordinance in August. In 2014 the Town adopted the State of New Hampshire Minimum Shoreland Protection Standard.

Calendar of Events:

Pat motioned, and Scott seconded to adjourn the meeting at 7:00 pm.

Next regular meeting date: 08.12.2019 at 6:00 pm.

Respectfully submitted,
Judy Boyle, Secretary