Town of Stoddard

**PLANNING BOARD**

April 2, 2024

Town Hall – 7:00 PM

**APPROVED MINUTES**

**Pledge of Allegiance –** Bob Maden started the meeting at 7 PM and led the Pledge of Allegiance

**Roll call**:

**Present** – Bob Maden – Chair, Jason Kovarik – Vice Chair, Terri LaRoche – Selectmen Representative, Rex Rodanas – Member, and Harry Power – Alternate (moved to board to replace absent member)

**Excused** – Vickie Williams – Member/Secretary

**Correspondence**

* SWRPC –3/19/24Request for input to NH Ten Year Transportation Improvement Projects (see below, discussed under new business).
* 12/22/23 Plans from Donald Mellen Surveyor, LLC for a Boundary Line agreement for map 131 lots 6 and 9 and BLA Map 126 lot 6 and Map 131 lot 6. Correspondence is an FYI only; however, it was questioned if these should get to the assessor to validate. Bob will take to Michelle.

**Minutes**

* 3/5/24 – Jason noted the date for public hearing on CPO changes was incorrect. It was not incorrect as on 3/5 this is what we agreed upon so should remain despite the fact it was changed later. Jason made a motion to accept the minutes as written, seconded by Rex, unanimously approved.
* 3/19/24 – No issues noted. Jason made a motion to accept the minutes as written, seconded by Rex, unanimously approved.
* It was noted that that the 2/6 and 2/8 minutes previously approved are still in draft form on the Town Web site and also that the minutes from the Sept 2023 Public Meeting on survey results have not been completed.

**Master Plan Survey – Land Use**

Bob asked for feedback on the Land Use Survey that was distributed for review. Minor concern was noted that the examples of commercial are “after the question” and may trigger someone to reconsider their previous answer. Discussing it was agreed it would be a good idea to add some “free form fill in” to solicit additional thoughts any may have after seeing examples. Bob will revise.

Bob indicated he would like to open up the survey around 5/22 and close in mid July to allow time for a public meeting on survey results in August to include seasonal residents. It was mentioned we could also have representation for Q&A at Old Homes where information tables will be set up at Town Hall. If we are tight after survey close to prep for public session we could always have an extra meeting.

**Master Plan Survey – Housing:Draft of Results**

Bob provided a draft of results from the Housing Survey. Some items of note:

* Over 60% felt that growth is an issue with major concerns noted I impact to lakes, overdevelopment, loss of rural character and traffic.
* Over 60% do not want to see Apartments, Manufactured Homes in a park or Condominiums
* There was some support for Senior housing in both responses (35%) and comments.
* 45% of responders felt Stoddard was growing at the same pace as other towns.
* Comments reflected a desire for Stoddard to stay as it is currently.

Follow ups to complete:

* Harry to obtain stats on on New Housing, Adu’s and conversions (the latter likely not known. Harry had already asked the ZBA for data on ADU’s – Kathy is pulling that together,
* Bob will follow up with SW Regional on obtaining the Median Age for the Town.
* Bob will download data into excel to refine charts.
* Thought will have to be put in to future actions/ordinances if people desire to “keep the town the way it is”.

**Vertex Cell Tower Application Update**

* Vertex has gone to the ZBA as a special exception – we do not have a site plan.
* It was questioned of we have to hold a joint meeting with ZBA if requested, and per RSA 676:2 the answer is no, it is at the discretion of each board.
* Herb Healy (ZBA chair) has written legal counsel on leveraging the more Stringent guidelines as a special exception is not needed in Rural, It potentially may be moved to the Planning Board.

**Additional (non agenda) items discussed**

* In addition to minutes remaining in draft (noted above) the Planning Board Rules and Procedures voted on in 2023 have not been uploaded.
* Harry raised a concern that we dropped language in the upcoming Warrant Article on ADU regarding the need for a permanent foundation, he has a paper copy of the CPO that includes this. It was verified that the 2018 CPO uploaded on the Town Site has no such language, so it was likely dropped previously. It was agreed that our article is correct based on the online 2018 CPO and any other changes desired would need to be considered for next year. The board thanks Harry for his attention to detail.
* Harry had looked at Marlow as one example of Commercial and Industrial definitions and felt we needed to better define. It was agreed that while the Land Survey is being completed, we should have some work sessions to define Home Business, Commercial and Industrial - taking a look at what other Towns have done.
* The Warrant was reviewed and is limited in scope compared to the email of language that Bob had disseminated for review. Bob will follow up to produce a hand out to provide clarity for voters and determine if we need an Eaton to approve