

Town of Stoddard
PLANNING BOARD
Tuesday, July 7, 2026
Town Hall – 7:00 PM

MINUTES

Bob called the Meeting to Order @ 7:02PM

Pledge of Allegiance

Roll Call

Present – Bob Maden – Chair, Rex Rodanas – Vice Chair, Jason Kovarik – Selectmen Representative, Vickie William – Secretary, Steve Jacobs – Member, Randy McHale – Member, Heather Logan – Member, and Rob Colins – member

Guests – Jon C. Buschbaum, Jennifer McClure, Harry Power, Tracy Orkins, Joshua Cline and Sandra Smith w/ Wilfred Smith.

Correspondence

Received the invoice from Keene Sentinel for the posting ad of tonight's Public Meetings, Hayes/Orkins

Budget

Do not have the final paperwork on the end of the year budget

Minutes of Planning Board Meeting June 2, 2026

Rex Motioned to Accept the Minutes of June 2, 2026 with the correction of Heather's name. Steve Seconded. Motion Carried.

Bob mentioned speaking at Southwest Regional Planning annual meeting on the intersections of 123 N & S with Route 9 and Juniper Hill Road. He also spoke with the NH DOT about a travel/pedestrian walkway off Route 9 going toward the village of Stoddard. He was advised that there could be cutback on the curve of Juniper Hill Road and would be at the expense of the Town; he should approach the Board of Selectmen about submitting a driveway permit for the cutback.

Bob contacted Clean Energy of NH as a follow up to the Facilities draft of the Master Plan. An energy audit must be current to consider heat pumps or solar. Jason informed the Board that they did an energy audit for the Town in 2024. The town is current enough at this time. There will be renovations and repair for the Gould House, replacing front door, windows, insulation. Bob will speak to the Select Board regarding energy efficiency with the possible renovations.

PUBLIC HEARINGS

7:15 PM – Extension of the date to meet conditions precedent, Aaron & Stephanie Hayes, Tax Map 422 Lot 9

Jason Motioned to open the public Hearing for Tax Map 422 Lot 9, Owners Aaron & Stephanie Hayes. Heather Seconded. Motion Carried.

The Planning Board set 3 conditions precedents for the Site Plan Review. The issue they are having is for the permit from NHDES for the portable water, and need an extension for the permit.

The owners did not show up at the Public Hearing.

Jason Motioned for a Continuance of the Public Hearing to August 4, 2026, the next scheduled Planning Board Meeting. Rex Seconded. Motion Carried.

New Business:

1. Discussion on Alternate for Planning Board

Jennifer McClure expressed an interest in joining the Planning Board as an alternate.

Randy Motioned to Accept Jennifer McClure as an Alternate to the Planning Board. Rex Seconded. Motion Carried.

7:30 PM – Minor Subdivision – Tracy Orkins, Tax Map 422 Lot 12

Steve Motioned to Accept the Application as complete for Tax Map 422 Lot 12, Owner Tracy Orkins. Heather Seconded. Motion Carried.

Jason Motioned to Open the Public Hearing for Tax Map 422 Lot 12, Owner Tracy Orkins. Rex Seconded. Motion Carried

Bob read out the Rules of Procedure for the Public Hearing.

Vickie state where the Public Notices were posted. When the mailing of Certified letters was done, and when the Ad for said Public Hearing was posted in the Keene Sentinel.

Jon Buschbaum- The applicant wants to subdivide off a 10.94 acre piece of land to build a single family home. They have an approved Septic Design for this lot. They are aware that there can be no further subdivision of this parcel of land.

Sandra Smith – Tax Map 422 Lot 10 – Abutter - she has concerns with the conditions of the private road and rock walls on her property. She could not locate some walls on her property when she walked it earlier in the day. Jon Buschbaum noted that the rock wall on the north side of the property line of Lot 10 was still present. The issue was other walls on the property.

Bob explained to Ms. Smith that her concerns were noted, but the issues are not germane to the subdivision. The Board has no control over the issues on her property. The Private Road is a matter with the owners of the road, rather than the Town. The Town of Stoddard has no say on the maintenance of a Private Road in Stoddard, as long as it maintains NH DOT driveway standards.

Rex Motioned to Close the Public Hearing on Tax Map 422 Lot 12, Owner Tracy Orkins. Steve Seconded. Motion Carried.

Board Deliberation –

Waived wet land delineation on mylar. Jason – there is very little variation in the wetlands at that site, and all setbacks are well maintained for the building site.

**Rex Motioned to Approve the Minor Subdivision on Tax Map 422 Lot 12, Owner Tracy Orkins.
Rob Seconded. Motion Carried.**

Vickie will send out an approval letter to Tracy Orkins.

Old Business:

1. Master Plan Updates:
 - A. Utilities and Public Service
 - B. Facilities
 - C. Conservation & Preservation
 - D. Construction

There were no new sections or revisions to review. Heather asked about the Cell Tower that was talked about in Town. Jason informed her that the ZBA approved and that there was a 2 year window to execute. There has been no progress. There have been notices also to the Town about applications for site plan review in Antrim, Marlow and Hancock. Having another cell tower in town may be a future aspiration in Utilities.

Steve updated us on the FEMA Flood Maps. They are revising said maps to show reduced flood lines with more accurate information that had been gathered. Bob expressed thanks to Steve for spear heading with the research on the Flood Maps.

Bob will have more of the Master Plan ready for the August 4th meeting.

Public Discussion

Rob Motioned to Adjourn the Meeting @ 8:10 PM. Steve Seconded. Motion Carried.

Submitted

Vickie Williams - Secretary