

PLANNING BOARD MEETING MINUTES OF 4-1-2014

Submitted by stoddard on Fri, 04/04/2014 - 1:39pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD 4-1-2014

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Dale Smith, Chris Madden, Ellen Mason, Dian Mathews, Alternates Margo Santoro and Harry Power and Selectmen's representative, Steve McGerty. Also attending were several members of the ZBA, Mr. & Mrs. Everett Richer, Mr. & Mrs. Chet Pratt, Scott Shulman, Brian Michaud

Correspondence: NH DES memo suggesting the PB extend Municipal Groundwater/Aquifer Zoning to Protect Wellhead Protection Areas (WHPAs); Budget report

Minutes of previous meeting: Dian Mathews moved and Chris Madden seconded to accept the minutes of March 4, 2014 as presented, the board approved.

Public rudimentary questions: None

Old business: None

New business:

1. Public Hearing on zoning amendments

- a. 7:06 PM Public Hearing opened - Wireless Telecommunication Facilities - Ruth Ward presented an overview of the ordinance. Richard Nicoletti said he appreciated the effort expended putting together this ordinance but wished the board to consider the purpose to add enough teeth to the ordinance. Ruth Ward reported that she had shared Mr. Nicoletti's email of concern with Atty. Little which caused the addition of a sentence at the end of Section IV to read: The provisions of this ordinance are satisfied as set forth further herein.

Chris Madden explained the board's consideration to address towers and "gray" boxes.

Angel Nicoletti presented a change to add the paragraph from the Purpose Section II to include it in the Location of Telecommunications Facilities in Section IV - which restates the paragraph in the Purpose Section, leaving out the historically significant locations. This is to give the Location section more emphasis.

Angel Nicoletti also questioned the plan to bypass the ZBA in the Lakeside and Residential districts. Ruth Ward explained that the plan was based on research and suggestions by Carol Ogilvie.

Sally Ripley asked where the districts are spelled out. Ruth Ward told her that the districts are outlined in the CPO (Community Planning Ordinance).

Margo Santoro observed that there needs to be another public hearing because of the change requested by Mr. Nicoletti. John Halter said there is no new language so the warrant is substantively unchanged, negating the additional public hearing - the

board agreed.

b. Lots located in 2 different districts - Ruth Ward explained the issue is outlined in the State of NH RSA's and this change is to clear up the ordinance to reflect the RSA 676:14 regulation.

7:35 PM - the public hearing was closed.

Subdivision applications: None

Site Plan Review: 7:35 PM - opened the Public Hearing -on an application by Monadnock Boat (Pratt property) for a boat storage facility along with a residential use for the existing building - This property is 2 acres in size and Ruth Ward expressed concern that the residence required the full size to conform with the Zoning Regulations and the boat storage area would take up 1.25 acres of the parcel. Ruth Ward asked for input from the board members:

Dale Smith noted that the ZBA had approved a special exception to allow the commercial use.

Dian Mathews remarked that Stoddard is special and has several instances of commercial and residential living commingled.

Steve McGerty thought rental of the residence made it a commercial enterprise. He had no problem with the commingling.

Scott Shulman wanted to know what would happen, if he abandoned the property and wanted to sell it - could it revert to full residential? It was thought that a revisit to the ZBA could remove the Special Exception to make it residential again.

Ruth Ward reiterated that the application, with surveyor and wetlands scientist

report would be necessary when the snow is gone. It also is understood that the entrance onto the property will be off Route 9 and the exit will be onto Richer Road. Everett Richer reported that the area is dangerous with several accidents occurring at his road, calling for a caution light to be installed.

Paul Krampfert noted that the property is part of the old Route 9 location and residual paving in place, making him not imaging any wetlands being involved.

Dian Mathews moved and Chris Madden seconded to approve the application, pending receipt of the conditions, the board approved with Ruth Ward opposed.

The board placed the following conditions on the conditional approval:

1. That there is no problem noted on the survey and wetlands scientist report
2. Submission of a plat for the file
3. A buffer of 15', from the edge of the State right of way will be maintained.

The Secretary will notify the board when the condition items have been submitted and the board will meet to review them.

The public hearing was closed at 8:32 PM.

Other business: Chris Madden and Dian Mathews reported that they are not receiving the Town and City magazine, the secretary will call them to research the issue as she has paid the subscription.

Secretary's Cumulative Hours: 48

Adjourned: Dale Smith moved and Chris Madden seconded to adjourn at 8:33 PM, the board approved.

Respectfully submitted,

Patricia E. Putnam

Secretary

These minutes of the Town of Stoddard Planning Board have been recorded by the Town Board Secretary. Though believed to be accurate and correct, they are subject to additions, deletions and corrections by the Board members at the next meeting when the Board votes its final approval of the minutes. They are being made available at this time to conform to the requirements of NH RSA 91-A: 2.