

# **PLANNING BOARD MEETING MINUTES OF 4-2-2013**

Submitted by stoddard on Fri, 04/05/2013 - 5:36pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD APRIL 2, 2013

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Steve McGerty, Terry McMahon, Harry Power (sitting in for George Preston), Arnie Stymest, Selectmen's representative.

Absent were Dian Mathews, George Preston. Excused were Robert Fee and Margo Santoro.

Also attending were ZBA members: Angel Nicoletti, Peter Athearn, Mario Zamaripas, Paul Krampfert, Robert Scofield, alternate and David Costin, alternate.

Correspondence: Email from Terry McMahon reviewing some results from the Developable lot study.

Minutes of previous meeting: Harry Power moved and Steve McGerty seconded to accept the minutes of March 12, 2013 as presented, the board approved.

Public rudimentary questions: Scott Shulman, from Monadnock Boat, asked for a

determination of why his wish to have a 40 sq. ft. sign is not acceptable when other businesses in town have that size and over signs in existence. He reported that he feels the town is holding his company hostage even after bringing his property up to ordinance standards after purchase. He remembered that the former owners ran a business with no septic system and other substandard premises. He lamented that he needs a larger sign to advertise his business and that other businesses are going about their business with larger signs. He reported feeling inequity with other businesses. He called for the other businesses to approach the board to defend their need to have oversized signs. He desires a 40 sq. ft, indirectly lighted sign, mounted on his building.

Ruth Ward suggested Mr. Shulman write a letter to the board pointing out other businesses with sign concerns. The secretary pointed out that the enforcement of Community Planning Ordinances rests with the Board of Selectmen. Arnie Stymest said a decent company, which is in compliance, would greatly improve the safety in the area, especially if someone breaks down along there. There have been instances, in the past, where just such a break down has occurred and the driver was grateful for the spot to pull over and have illumination while waiting for a rescue unit to arrive.

Fred Ward asked if Monadnock Boat was in competition with another business in town. He felt other businesses being in violation doesn't mean Mr. Shulman can.

Old business: Developable Lot Map. Terry McMahon presented his mockup maps for various lots in town and their possible development potential. Terry suggested the maps be tabled until the full board is present, the board agreed.

New business: Joint meeting with the ZBA concerning the Sign ordinance. Angel Nicoletti presented a problem where the ZBA will probably be presented with a request for an oversized sign on a property where the number and size of signs has been met. She felt the boards should include a study of increasing sign size along the Route 9 corridor when the Master Plan is updated. She also called for a joint meeting between the ZBA and the Planning Board at least once a year, to keep in touch with issues facing each board. It was noted that Anytime Auto had a 22 sq. ft., illuminated sign on a pole, placed on the other side of the ditch. Terry McMahon noted that traditionally small towns have a mix of residential and commercial enterprises in the community.

Angel Nicoletti said the ZBA wants to know if the Planning Board is considering changes to the Sign Ordinance. Harry Power said if a commercial/industrial zone were established in town, larger signs would be necessary. Terry McMahon suggested talking to businesses, which might be interested in coming to town. Steve McGerty wanted to survey businesses to see if they need a larger sign than 6 sq. ft or even 20 sq. ft. It was noted that there is no change in sign ordinance in the works at the present time. It was agreed to exchange agendas between the boards to keep them up to date on issues before them.

Angel Nicoletti said expansion of broadband could attract small businesses to the area. Ruth Ward said a 40 sq. ft. sign is not allowed in town and wondered why a business needed a larger sign.

Paul Krampfert wanted to look at the situation from a different point of view - if there are already businesses in town, the Planning Board and ZBA should consider

changes to the ordinances. Ruth Ward said the ordinances are established and businesses are coming into town now.

Subdivision applications: None

Site Plan Review: None

Other business: None

Secretary's Cumulative Hours: 33:48

Adjourned: Harry Power moved and Ruth Ward seconded to adjourn at 8:34 PM, the board agreed.

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.