

Town of Stoddard
Planning Board
Tuesday, April 5, 2022
Town Hall – 7 PM

MINUTES

Pledge of Allegiance

Roll Call: Jane McOsker – Chair (via google mtg), Vickie Williams – Vice Chair-Secretary, Chris Madden – Selectmen Representative, Jason Russell – Member and Harry Power – Alternate at board replacing vacant position.

Guests: Daniel Shawver, Tina & Keith Carlson, Stephen McGerty, Matt Cerbone and Byron & Marion Tucker.

Correspondence:

Budget

Zoning Board – Scheduled Site Visit Tax Map 422-2.1 Carlson property at 2pm on April 22, 2022 inviting the Planning Board.

Accept the Minutes of March 1, 2022

Chris motioned to Accept the Minutes. Harry Seconded. Motion Carried.

Vickie motioned to Accept the Shawver application for Minor Subdivision. Chris Seconded. Motion Carried.

7:15 PM – Public Hearing on Minor Subdivision Tax Map 422 Lot 19 Owner Shawvers’

Daniel Shawver was representing the Shawvers’ with signed permission from other owners. They are coming to the Planning Board for a Minor Subdivision on the condition of a ZBA prior approval of a second house being built on the property, to have the houses on individual lots.

Only issue brought up by the Board was the shared driveway which is a condition if property should ever be sold that rights of the driveway are included in the language of the deed.

All information filled out correctly. All fees paid. Check for the town \$182,00 subdivision fee and mailing to abutters. Check for Cheshire County Registry of Deeds for recording of subdivision plan.

Harry motioned to Approve the Minor Subdivision. Jane Seconded. Motion Carried.

Chris motioned to close the Shawver Public Meeting. Jason Seconded. Motion Carried.

Chris motioned to start the Carlson Site Plan Review Public Hearing. Harry Seconded. Motion Carried.

Vickie motioned to Accept the Carlson Site Plan Review. Chris Seconded. Motion Carried.

7:37 PM – Carlson Site Plan Review – Tax Map 422 Lot 2.2 – Tina & Keith Carlson

The Board has asked that the Carlsons' stay past the meeting time so if anyone showing up from the public has a chance to speak, since the meeting was started a few minutes earlier than scheduled.

Tina Carlson – Not sure we have to be here before the Planning Board, was brought up at the ZBA meeting. We are not building anything, we have a food trailer on wheels, full kitchen, it is registered, to sell hot dogs, sausages etc.. Will be parked on their existing property with 4 picnic tables and a port a potty. Would cost \$6,000.00 dollars and about six months til a site plan could be done. We are here to ask the Planning Board to waive the Site Plan Review.

Chris – On the trailer is the electricity self contained or is Eversource putting in electrical?

Tina – Yes Eversource is putting in electrical for the trailer.

Keith Carlson – It is also self contained and can run off a generator.

Chris - You are having electrical put in for this hot dog stand, that is why the site plan is required it is one of the conditions of a commercial business. There are 17 questions on the site plan review, electricity is one of them. We can waive all of them or some of them. But we do have to ask.

Harry – Have a question about the signage, where is it going to be?

Tina – We have a meeting with the ZBA. There will be no permanent sign. Spoke to Frank, who works for the State. He told Tina that she could have a banner or sidewalk signs when open, as long as taken down and brought in when closed. They are also put vinyl lettering on the trailer.

Harry – I do have a concern driving on Route 9 from east going west, there is a dip there in the road. People going about 60.

Tina – First, the state, Frank gave permission for signs to be put up on the hill both ways, opposite directions, warning of turning and entering traffic. There will be an entrance only one way on the flat of the road not the corner. Every business in town is dangerous on Route 9 or 123 in Town. Post Office is awful getting in and out of.

Harry – You are going to be selling food, What are you doing for waste disposal? Where is the water coming from? Did the State require that you test the water?

Tina – I already tested the water and passed and on file with the Health Department.

Kevin – Waste Disposal is a port a potty. The trailer itself has self contained gray water.

Harry – What do you have for lighting?

Tina – There are 2 lights on the the outside of the trailer. 25 watt flood lights pointed downward. The only neighbors that can see have told us they don't care it does not bother them at all, they are willing to write a letter to that effect. We would be open from 6 AM to 2 PM Monday thru Saturday. And open Thursday and Friday nights from 5 to 8 PM.

Chris motioned to waive everything for a Site Plan but the Electrical and Signage, pending the ZBA decision on this matter. Harry Seconded. Motion Carried.

Tina – What does that mean?

Chris – You said you had an alternate feed from Eversource, We would like copies of that to put into our records and the property records. We would also like a copy of the ZBA decision of the signage and exemption from your upcoming meeting on the 10th. We would also like to put a copy of the water test into the file. These are the requirements we are asking of you for the site plan review and have waived the rest of the requirements of a site plan.

Chris motioned to close the Carlson hearing. Vickie Seconded. Motion Carried.

Old Business:

Hayes Car & Truck – Asked to look into him keeping Commercial business related vehicles on his residential property, corner of Route 123 & Route 9

Discussed Jason running on the Ballot in the upcoming May election, with other vacant positions. Jane will not be running again, her term expires this year.

Chris Motioned to adjourn meeting at 8:02 PM. Vickie Seconded. Motion Carried

Meeting Adjourned 8:02 PM

Submitted
Vickie Williams-Secretary