Town of Stoddard

**PLANNING BOARD**

November 7, 2023

Town Hall – 7:00 PM

**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, Jason Russell – Member

**Public in attendance:** Dave Blanchette and Jonathan Devine (TFM)

Bob made a motion to call Harry Power (alternate) to the Board to replace absent member, seconded by Terri, motion passed unanimously

**Pre-Application Review**

Bob indicated that we would reorder the agenda to move the preapplication review first so the public could conclude attendance before routine business if they wished. He outlined that the review is discussion on proposed development and is non-binding by both parties. Although there are no additional public members present outside of the presenters, it was noted that if any join all questions must be directed to the Board.

Presentingwas done by Dave Blanchette who is the Contractor/Developer and Jonathan Devine who is the Cicil Engineer from TFM.

The preliminary/conceptual design plans for Self-Storage units and boat storage on lot 420-11 were passed out to the Board

The site is currently 50 Acres owned by Cold Spring, with the plan to subdivide and for TF Moran to buy 12 Acres for the proposed plan being presented. Discussion as follows:

* ZBA has granted special exception to allow commercial in the Rural Zone.
* There will be a shared driveway for the subdivided 38 and 12 acres and they will be seeking a revised permit from the State.
* They plan to ask the State to remove trees closer to the Road as they would like visibility from the Road.
* The Self storage would be all Asphalt and the Boat Storage on Gravel. The Boat storage would be enclosed by fencing, the self-storagewould not.
* Boats will be delivered shrink wrapped and ready for winter storage.  Delivery and pick up will be by appointment only.
* There will be no lighting on the Boatyard, the self-storage lighting will be downward facing with most going off at 9 PM, but some lighting will remain 24x7 as customers can access at any time.
* Sign has not been determined.
* Light green in the plan is Wetlands and they will be seeking relief on the Wetlands set back buffer.
* There will be no water nor septic on site.

Items brought up by the board:

* Concerns on line of site on road specifically with many accidents and Trailers taking longer to enter/exit.
* Where do the wetlands run?
* Maintaining the Rural Feel of the area.
* Storage units – items to be stored, hazardous materials would be a concern
* Current use – what is in current use now would need to be removed and there is a 10% one-time Penalty on that. While the plan is only to take the 12 Acre site Plan out of Current use, the shared driveway on the remaining 38 Acres would need to be removed.

Timing would be between now and next Summer, but in total they will be looking for the following:

* Waiver on the Topo map on the 38 Acres that will be subdivided from the 50 Acres
* ZBA Special Exception on the Wetlands Buffer
* Subdivision of the lot into two parcels – 12 and 38 acres
* Site Plan Application and Review

The developer would prefer to have the Subdivision and Site Plan Review in one meeting.

The review completed and the Board resumed standard business.

**Welcome Rex!** Bob welcomed Rex to the Board and pointed Rex (and all of us) to the Following:

* Riggins Rules were previously disseminated via email.
* Town Website has current info
* Bob will work with Vicki to get Rex a Land Use Regulation Manual/

**Minutes**

The 10/3/23 minutes were reviewed and were unanimously approved with the correction of two typos in the spelling of Kovarik and Allegiance.

The Master Plan Public Forum minutes of 9/22/23 are still needed, Bob will follow up with Vickie.

**Correspondence**

Two Wetlands permits were noted but we have not yet seen them.

**Budget**

Terri provided a clip of the budget from 10/5/23 and noted that overall we are burning fine for the first quarter but that she had questioned two lines to Michelle. In the format she received the line items are not clear on what they are. Bob will follow up.

**Master Plan**

Bob provided an overview of his discussions with Southwest Regional who can provide full services to write, assistance, or data. They can do as much or as little as we like. The cost for their services is $75.00 an hour. They do support doing in phases/chapters - there is no need to “update all at one time”. Bob will get our Budget detail to determine how much we have for engagement (Maps at a minimum, but potential review of sections we revise).

The board agreed that doing in sections was more manageable. Priority will be 1) Land Use/Conservation, 2) Housing and 3) Transportation. We will put previous assignments of Community Facilities/Recreation, Construction Materials and Economic Development on hold.

Jason will focus on Land Use to have ready for review at our January Meeting. At our December meeting Harry will take us through Housing and explain the process and where we are having problems. Terri will also review Housing for December and have feedback available for discussion. To familiarize himself with the overall Plan, Rex will review where the vision is currently tied to other sections.

**Upcoming in December**

Vickie has the LBF abutter notices ready to go and Geoff had the Map redone so it is anticipated LBF and Walker Lot Line adjustment will be on the December Agenda.

Due to problems encountered with Stoddard 250th signage – December we will discuss drafting potential revision to signage in CPO to prepare for a warrant Article. In general, on CPO Bob will look at typos and format (doesn’t require a warrant to correct). All should look to see if we have any glaring problems in CPO (possibly need clarity on 50 Foot Wetlands Buffer, Jason will see if ZBA has concerns).

Terri Motioned to adjourn at 8:48 PM. Jason seconded, all were in favor and meeting adjourned.

Minutes prepared by Terri LaRoche in Vickie’s absence.