

Stoddard Planning Board Meeting Minutes of May 3, 2011

Submitted by stoddard on Tue, 05/03/2011 - 9:30pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD MAY 3, 2011

MEETING CONVENED AT 7:00 PM

Members attending included: Terry McMahon, George Preston, Ruth Ward, Robert Fee, Dale Smith and Arnie Stymest. Harry Power, alternate filled in for Beverly Gay who was excused.

Correspondence: email from Ruth re: letter to Hayes; email from Terry McMahon re: CIP submissions for the town report; notice from NH Land Surveyors' Assn re: land surveyor vs. professional engineer certifying plats.

Minutes of previous meeting: Dale Smith moved and Robert Fee seconded to approve the minutes of the April 5, 2011 meeting as presented, the board agreed.

Public rudimentary questions: Dale Smith brought up an objection to Harry Power, as Compliance Officer, sitting on the board where he might have a conflict of interest. Arnie Stymest said that if Mr. Smith has a problem with that issue, he should present that problem to the Board of Selectmen. Harry Power

disagreed with Mr. Smith's objection as he felt he is capable of working on the Planning Board and carrying out his duties as the Compliance Officer.

Old business: none

New business: Reappoint Margo Santoro as Alternate. That action was tabled due Mrs. Santoro's not being in attendance.

Letter to Mike Hayes: Ruth Ward related to the board the problem of never having written a letter to Mr. Hayes concerning his Site Plan Review. She explained that she had written the letter in May, 2010 and sent it on to Atty. Little for approval. She had never gotten a reply, thus she contacted Atty. Little again this past month. Atty. Little said he never received the letter for review. He relayed that the Board of Selectmen have the enforcement power and might have to hold a public hearing to bring the abutters up to date. As there was a public hearing last April, the board felt any further public hearing would not be needed. After discussion, Terry McMahan moved and Robert Fee seconded to approve Ruth Ward's letter, the board agreed.

Ruth Ward said she was looking around the Town Web Site and discovered that the Conservation Commission is presenting an informational meeting to explain the Sweetwater Trust's desire to turn over 750 acres of land where the Stoddard Rocks and Pioneer Lake are located for the Conservation Commission and the Board of Selectmen to administer.

Sweetwater Trust also agrees to bring the dam on Pioneer Lake up to state standards and provide a \$50,000. fund to finance any future repairs to the dam. The Conservation Commission is sponsoring a warrant article for Town Meeting, asking for a Town investment in the fund at \$10,000.

Subdivision applications: None

Site Plan Review: 7:30 PM - Public Hearing on the request of Scott Shulman and Karl Geisler of Chessie Holdings, LLC - D/B/A Monadnock Boat Store, to locate a boat sales, storage and repair business on the Anytime Auto site.

Ruth Ward asked if they are clearing an acre, or more, for boat storage, should they apply to the Zoning Board of Adjustment for an expansion of business. Harry Power felt there was enough of a parallel of businesses to allow for the site change without returning to the ZBA.

Harry Power asked about security lights. Scott Shulman said there is no illumination at their Rindge store and does not anticipate any security light need in Stoddard.

Terry McMahon said boats are a main attraction here in lake wealthy Stoddard and there is definitely a storage capacity need in town. He also asked about the surface of the storage area.

Karl Geisler said the parking surface would be dirt and the lane leading up to it would be covered with hard pack. The location of that lane will be between the two existing buildings.

Harry Power asked about the buffer size.

Karl Geisler said 10 to 15 feet.

Robert Fee asked if there were any regulations on buffers and Harry Power said there is nothing in the regulations to control buffer widths.

Terry McMahon said that visual buffers might be dense shrubs (such as forsythia, which is impossible to see through or even walk through at maturity) instead of trees that grow and their leaves are higher than the level of viewers passing by on the road.

Robert Fee noted that the area has spruce and hemlock in place now and feels they are sufficient to block views.

Harry Power said there is no requirement to apply for a building permit to construct a parking or storage lot, at this time.

George Preston inquired into the type of fluids that boats have. Karl Geisler said gear lube and gas, much as automobiles have.

Scott Shulman said they utilize "diapers", which are made for absorbing fluids, to contain any potential spills. He explained that they service the boats in the fall and refill the fluids at that time in anticipation of spring use.

George Preston asked about long-term storage.

Scott Shulman said there are times when owners are sick, or travel and their boat might remain in storage for a year or so but not to the length of time that would allow trees to grow up through their bottoms. He said they do not provide in-out service where the owner will pick up the boat at the beginning of a weekend or vacation and return it at the completion of that time.

Harry Power asked about old motors being kept for parts. Scott Shulman said they have a trailer where such items are stored.

Arnie Stymest declared that he supports the business and noted that he has trouble getting maintenance performed on his boat, at the local facility, in a timely manner.

Robert Fee said he fully supports the business and doesn't want to see any part of the location becoming a junkyard.

Terry McMahon said boat storage well done is acceptable and he supports the business as a good thing for the town.

Mike Hayes said he has no problem with the proposed business but reiterated that the location has been allowed to run a business without a septic system designed, installed or licensed.

Ruth Ward moved and George Preston seconded to close the Public Hearing at 8:20 PM, the board approved.

Harry Power moved and Robert Fee seconded to approve the Site Plan Review with conditions, the board approved, Dale Smith abstained.

The following conditions were imposed:

1. Storage area will not become an area where repairs take place.
2. Any lights installed will be fully shielded, downward facing lights, which prevent light pollution spilling into the sky or surrounding area.

3. The buffer plants remain on the side and front of the storage area at 10 - 15 feet wide.

4. A State approved septic system is to be designed, installed and licensed, keeping the existing 2000 gallon septic tank to serve the pumped up leach field, by September 30, 2011.

Failure to meet this septic system deadline will require the applicants to return to the Planning Board for further Site Plan Review.

Other business: Ruth Ward said she hadn't realized that the Planning Board is responsible for setting building permit fees. Harry Power explained that there is an article on this year's warrant to move that responsibility back to the Board of Selectmen, as it should be. He also noted that the bottom of the Building Permit form contains a daily fine for not applying for a permit at \$50. Town's legal council recommends from a letter Harry read dated Dec 8, 2010, fines per state law up to \$275 per day for the first offence and \$500 for repeat violations. Harry has found seven to eight violations that exist without a permit and no fines were imposed. Harry also read from the letter that any amount of a fine is at the discretion of the Board of Selectmen.

Ruth Ward said she felt that Special Exceptions should have a time limit for expiration and Harry Power agreed.

Terry McMahon brought the board up to date on his CIP

committee's attempts to get the program into the budget process. He said no formal procedure has yet been adopted by the town to assure that the CIP can be utilized in a timely way in the annual budget process. It was agreed that, after town meeting, the CIP Committee would meet with the Selectmen to develop a procedure. Robert Fee wondered what the resistance is to the program; given it is a guide, in spreadsheet format that promotes information to allow voters to make educated decisions. Arnie Stymest said he has no problem with the program.

Arnie Stymest also noted that the Selectmen have placed a proposal on the Town Meeting Warrant to allow a \$50,000 Capital Reserve Fund to be established for expenses the town will face in the coming years.

Harry Power pointed out that the Keene Sentinel has published a population growth chart covering 2000 - 2010 and that the Town of Stoddard shows a 31% increase, which far exceeds other towns in southern New Hampshire.

Ruth Ward asked about the Town and City Magazine subscriptions. The secretary will renew, changing, as needed, the recipients after the budget has been approved.

Secretary's Cumulative Hours: 49

Adjourned: George Preston moved and Robert Fee seconded to adjourn at 8:50 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.