

PLANNING BOARD MEETING MINUTES OF 5-6-2014

Submitted by stoddard on Fri, 05/09/2014 - 2:14pm.

Preliminary

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD May 6, 2014

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Chris Madden, Dale Smith, Ellen Mason, Dian Mathews, Steve McGerty and Alternates Margo Santoro and Harry Power.

Correspondence: Project review for NH Division of Historical Resources, emails from Ruth re: discussions vs. dissemination of information.

Minutes of previous meeting: Ellen Mason moved and Dian Mathews seconded to accept the minutes of the April 1, 2014 meeting as presented, the board agreed.

Public rudimentary questions: None

Old business: None

New business: Angel Nicoletti emailed Ruth Ward questioning the Site Plan Review for Mike Champney's auto repair business at 699 Route 9. Donna Champney called the office inquiring on the schedule for hearing the Site Plan Review plans. She will get the application to the secretary soon. Ruth Ward will email Angel Nicoletti for details. Harry Power read the minutes of the ZBA meeting of 3/20/2014 noting the conditions that board placed on the business. They reported having a site visit on 3/15/2014 to view the premises. There was a discussion on whether Mr. Champney would have to have a Site Plan Review due to there being a meat cutting business on site prior to this. One of the conditions was that the Fire Department make a visit for an inspection. There was concern on the storage of waste oil and welding torch supplies. Also asked was whether the public would have access to rest room facilities if they were waiting for an oil change or inspection. An attempt to reach PJ LaMothe, Fire Chief, to see if she was notified of the inspection requirement, was made but there was no answer at her home.

Subdivision applications: None

Site Plan Review: Scott Shulman requesting time to discuss inventory display @ Monadnock Boat. Richard Drew, Licensed Land Surveyor presented the plat for Mr. Shulman's (Chessie Holdings D/B/A Monadnock Board Store) Site Plan Review, as required as a condition of approval of that Site Plan Review. He showed, in colored lines on the plat, where the boats would be stored and also noted that any area north of the stonewall was appropriate for future storage. The board reviewed the plat and agreed that the property met the requirements for Site Plan. Ruth Ward expressed concern for the safety of young people, living in the residence on the property, finding stored boats an attractive play area and that is could be dangerous. Mr.

Shulman said he realized the boat storage could be considered an "attractive nuisance" and that he would discuss his options with his insurance carrier. Dale Smith moved and Chris Madden seconded to approve boat storage north of the stonewall without Mr. Shulman having to come back before the board, the board approved.

Mr. Shulman inquired on how to modify the Site Plan Review conditions on his Monadnock Boat Store property to allow outside display of watercraft for sale. The previous condition required no outdoor display of inventory with the exception of seasonal plants. Harry Power stated that sale of watercraft is a natural extension of the Monadnock Boat Store business and Chris Madden agreed. Mr. Shulman noted that his Rindge store has outside display of inventory.

Steve McGerty asked if it would be OK to put a rack of watercraft in the area with a plant in each to meet the conditions. Ellen Mason noted that the name of the business is Monadnock Boat Store and that indicates sales of watercraft. Dale Smith felt it was not necessary to subject Mr. Shulman to another Site Plan Review to deal with this problem. Dian Mathews asked - seasonal display of boats for sale, Mr. Shulman said yes. Harry Power said having boat storage includes repairs to vehicles needing such repairs and that is a natural extension of the business.

Mr. Shulman reported that he also sells generators, thought they are not displayed outside. He is open all winter long with an opportunity to sell those generators, should the power be cut. Richard Drew said the Site Plan Review conditions do not specifically deny display - does that allow it.

Mr. Shulman said his plan is to install a chain link fence for storage of boats and accessories that would be for sale. The fence is planned for the area at the end of the smaller building between the building toward the road. Dale Smith moved and Ellen Mason seconded to allow the fence and display of wares with a planting of

bushes to screen the fence in the space where indicated, the board approved.

Other business: None

Secretary's Cumulative Hours: 59.25

Adjourned: Chris Madden moved and Ellen Mason seconded to adjourn at 8:45 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.