

TOWN OF STODDARD  
PLANNING BOARD  
MINUTES OF THE MEETING HELD January 5, 2016  
MEETING CONVENED AT 7:00 PM

The meeting started with the Pledge of Allegiance to the Flag.

Members attending included: Ruth Ward, Dian Mathews, Dean Huber, Chris Madden, Dale Smith, Ellen Mason, Selectmen's representative Margo Santoro and Alternate Jane McOsker. Excused was Alternate Harry Power.

Correspondence: NH Municipal Technical Assistance Grant Program announcement, Wetlands Permit for Tax Map # 137, Lot # 17 – Granite Lake for TLK Trust One North Shore Road, P/R submittal dates for 2016, budget Report.

Minutes of previous meeting: Dian Mathews declared the minutes of the December 1, 2015 meeting approved.

Old business: CIP – will be delayed until the February meeting.

New business:

Subdivision applications: None

Site Plan Review: 7:15 – application by Global Montello Group, D/B/A Mr. Mike's for construction/expansion of existing gas/convenience store. Prior to opening the Site Plan Review consideration Dian Mathews read RSA 673:14 concerning disqualification of members and called for Dale Smith to recuse himself due to the possibility of him being concerned about competition. Dale Smith said he has been on the Planning Board for several years and was always in favor of commercial enterprises in town. Dian Mathews called for a vote from the board and the board voted, with one abstention, to allow Dale Smith to remain on the board during this hearing. Dian Mathews called for Ruth Ward to recuse herself due to the pending appeal to the Zoning Board of Adjustment by her husband, Fred Ward on the special exception granted to Global, Montello Group for this project. She asked if she could remain on the board during the discussion and not vote. Dian Mathews relayed that the board's attorney, Silas Little, had told her that under no circumstances could Ruth Ward sit during any presentation, discussion or vote on this issue. Ruth Ward recused herself and Dian Mathews called Jane McOsker, alternate, to take her place at the table.

Fred Ward announced that he was recording the meeting.

Matt Routher from Northpoint Engineering presented an overview of the proposed project to expand Mr. Mike's to include 8 gas pumps, 3 diesel pumps, a kerosene pump and LP gas facility. When asked about having a blinking caution light, it was noted that the state has been downsizing such lights across the state. Matt Routher said all the permits required are being prepared for submittal. The sign was discussed and, due to its proposed size of 120 square feet, including its base, a variance will be required. The sign will be placed at the eastern most egress, west of the entrance way.

Dian Mathews addressed the check list. It was noted that the project is scheduled to last 18 – 20 weeks and that the present facility may remain on operation during construction.

Dian Mathews called for a vote to accept the application as complete, with conditions. Chris Madden moved and Ellen Mason seconded to accept the application, pending tests, permits and inspection by the Fire Department and New Hampshire Fire Marshall Approval.

8:05 the Public Hearing was opened.

Margo Santoro asked about LP, CO2 and Carbon Monoxide detectors. Matt Rouser said there would be detectors installed.

Fred Ward asked if the expansion was for a current or new need for Stoddard resident. He was told that the East-West Route 9 corridor serves the whole state, not only the residents of Stoddard.

Dale Smith said it would be safer and more open than the old plan.

Margo Santoro said the turning lanes would make a huge improvement.

Matt Guay agreed with Margo Santoro.

Fred Ward asked for noise and light issues listed. Fred Ward said he wants a copy of all documents in the file, Dian Mathews asked him to send her a request in writing.

Matt Guay asked about turning lanes. Matt Rouser revealed that there would be turning lanes constructed in both directions, to help improve safety. Northpoint is preparing a Route 9 modification for presentation to the New Hampshire Department of Transportation. It was noted that the New Hampshire Department of Transportation is 2 months in backup on applications.

Steve Philbrick asked about solar glare. Matt Rouser said he had not observed any solar glare but did note the dip in Route 9 in that area is a safety issue. Stephen Pernaw, engineer, said the solar glare issue hadn't come up.

Ruth Ward asked if this was a legal expansion because it is an expansion of a non-conforming use, citing the Community Planning Ordinance Article 5. Ruth Ward was told that the Zoning Board of Adjustment had approved the special exception. Atty. James Bianco, Jr. pointed out that Global Montello Group has followed the application and received approval so he feels they have conformed to all the requirements.

Dale Smith reported that this expansion is not stoppable. The commercial use has received a special exception from the Zoning Board of Adjustment. This is the second time the enterprise has been expanded. Former owners doubled the size of the building about 17 years ago.

Fred Ward presented a map of the super sanctuary that exists in Stoddard and claimed that the expansion of the facility would affect the wild animals. Atty. James Bianco, Jr. said they had notified the Harris Center but had no response.

Paul Krampfert, Zoning Board Chairman, reported that the Harris Center sent a letter to the Zoning Board of Adjustment, indicating they had no problems with the project. Dian Mathews asked for a copy of the letter to be placed in the Planning Board file. He, as a member of the Harris Center, is satisfied with the project. It was also noted that New Hampshire Fish and

Game will review the application for areas of concern. Matt Guay reported that he had heard a coyote right outside his house just the other night and if the project pushed the animals back a bit, he would be happy. Matt Guay did not think the project would impact the animals very much.

Dean Huber asked if there would be availability of credit card purchase of fuel during off hours, the answer was no, because of security issues.

John Washuta asked what the roof top air conditioner decibel ratings are and the answer was that the noise would be vented out the back of the unit, away from his property.

Fred Ward asked about the noise levels and light trespass. He complained that the light trespass would affect his telescope use. Dean Huber noted that diagrams of the lighting shows no trespass outside the property.

Chris Madden asked Fred Ward if he was an abutter and if he would see the property from his house, the answer was no to both questions.

Dale Smith recalled that Carlisle Restoration Lumber wanted to stay open later and held a public hearing on the premises at night. They turned on all the noise making machinery and all the lights. When Fred Ward, among several other attendees, was asked where the light was coming from, Fred Ward admitted he could not detect where it was coming from.

John Washuta said he is satisfied with the changes and thinks it will make things better.

Dian Mathews closed the public hearing at 8:58 PM.

Dian Mathews called for a vote on the application. Ellen Mason moved and Chris Madden seconded to approve the application with the following conditions:

Securing the following permits:

1. NHDES Ind., Subsurface Disposal System
2. NHDES Public Water Supply
3. NHDES Underground Storage Tank
4. NHDES Alteration of Terrain
5. NHDES Underground Injection Control
6. NHJDOT Driveway permit
7. Inspection by the Fire Chief and the NH Fire Marshall's approval

The board approved.

Public rudimentary questions: None

Other business: The board heard from 2 applicants for the Secretary's position.

Vickie Williams, who works for the Cheshire County Registry of Deeds for 12 years, said she has vast experience, in her position, working with the public and plans. She works with all 23 towns at her job and is interested in learning the other side of planning. She is also Deputy Town Treasurer. She has lived in Stoddard for a very long time and is married to a native son.

Karen Bell, who is chef at the Highland Lake Marina, reported that she has worked in a variety of positions in public relations for Disabled Persons and has been self employed in various applications. She and her family moved to Stoddard a little over a year ago. The board thanked them for their interest in the position.

After discussing their expertise, the board decided to hire Karen Bell, effective March 1, 2016 at the rate of \$12.00/hour. Dian Mathews reported that Jim Coffey, Town Administrator, has agreed to purchase a lap top computer for the secretary's use. It is understood that all files will remain in the Gould House, per regulations requiring them to be in a town owned facility.

Secretary's Cumulative Hours: 59.75

Adjourned: Chris Madden moved and Ellen Mason seconded to adjourn at 9:27 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.