

# **PLANNING BOARD MEETING MINUTES OF 3-4-2014**

Submitted by stoddard on Fri, 03/07/2014 - 2:32pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD March 4, 2014

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Dale Smith, Chris Madden, Ellen Mason, Dian Mathews, Selectmen's rep Stephen McGerty, and Alternates Margo Santoro and Harry Power.

Correspondence: email from Ruth re: Agenda items, important dates list

Minutes of previous meeting: Ellen Mason moved and Dian Mathews seconded to accept the minutes of the February 4, 2014 meeting as presented, the board approved.

Public rudimentary questions: Richard Nicoletti stated his concerns on the Cell Tower ordinance and felt it was an open door for Cell Tower placement with no controls. Ruth Ward reported that she has consulted Alan Rumrill for any historical implications and the board had finalized its revision of that article of the Community

Planning Ordinance. She will complete typing up the revised ordinance and email it to Atty. Little for his vetting.

Old business:

1. Complete Telecommunications ordinance update. See rudimentary questions for board work performed.
2. Lot changes ordinance update (CPO Article VI b) The board decided to change the Article to VI c to prevent any confusion.
3. Sign ordinance update - Steve McGerty thought the allowable sign size is too small, given the speed that vehicles travel these days. He asked the board to hold off on any changes to this ordinance until after Town Meeting, the board agreed. Dale Smith asked for the board to check to see if the controls are for commercial vs. businesses and feels the town is very anti commercial/business.

New business: None

Subdivision applications: None

Site Plan Review: Met with Scott Shulman, D/B/A Chessie Holdings, LLC & Monadnock Boat for a preliminary consultation on his desire to purchase the parcel across from his business site to expand the area for seasonal storage of boats. He explained that he plans to refurbish the house and provide that to one of his employees for a residence with it being part of his compensation and to construct a fence to block access to 1.25 acres of the 2 acres for seasonal storage of boats. The

residence would occupy 3/4 of an acre of the parcel. His plan is to donate the smaller building for a controlled burn by the fire department with the remaining debris to be bulldozed away. Ruth Ward expressed concern about having 3/4 of an acre for a residence in a zone where 2 acres are required.

Mr. Schulman reported that Richard Drew, Surveyor, would not be able to finish the Site Plan Review plan until the snow is gone. Mr. Drew has most of the work completed but the finishing touches require on site work.

Margo Santoro expressed concern with residential with commercial equipment issues elsewhere in town and wondered if this plan would create a precedent.

Other business:

1. Lot Mergers & Un-Mergers - the State has passed a law that allows property owners, who were forced to merge their non-conforming parcels, to un-merge them and have until 12/31/2016 to apply to the Selectmen to separate the lots. This action will require double-checking to make sure any buildings meet setback regulations.

Secretary's Cumulative Hours: 35.50

Adjourned: Chris Madden moved and Dale Smith seconded to adjourn at 8:17 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.