

**TOWN OF STODDARD
PLANNING BOARD
MONTHLY MEETING MINUTES
December 6, 2016**

Pledge of Allegiance to the Flag

CONVENED: 7:00 PM

1. Roll Call: Christopher Madden, Dian Mathews, Jane McOsker, John Halter, Ruth Ward, Alternate Harry Power. **ABSENT:** Ellen Mason, Ben Wilder

2. Correspondence: Legal bill received from Silas Little for phone conversation with then-Chair Dian Mathews, dated 1/5/2016.

3. Minutes of the Previous Meeting: Meeting minutes from November 1, 2016 accepted as distributed.

4. Public Rudimentary Questions: None

5. Old Business: None

6. New Business:

Preliminary Site Plan Review of Scott Schulman of Monadnock Boat Store, representing Chessie Holdings, LLC as a corporation member.

Parcels in question are Lots # 422-425.

Mr. Schulman stated that the business needs more space for boat storage. He has purchased the contiguous lot of 12.5 acres and plans to begin using the lot next year to store more boats. He will use the Old Route 9 which is still asphalted. He will need to cut trees on either side of Old Route 9 for sky visibility. He will continue to use the one entrance/egress now being used on the adjacent lot (#845 Rt. 9). He is looking for an extension of the existing Site Plan and wonders if he will have to merge the lots. Does he need a special exception on the current Site Plan? (The wetlands will have to be flagged.) A review of our Town regulations revealed that we do not have any wording for use of an existing Site Plan for an adjacent lot. Chris Madden will call Silas Little for answers to these questions so Mr. Schulman knows how to proceed.

Ruth Ward questioned whether a buffer needed to be required along Route 9. A review of our Town regulations showed that buffers are mandated between BUSINESSES and RESIDENCES only. However, our Master Plan states that a major objective is “to maintain our rural, recreational nature” and it is important that all businesses adhere to that objective. It was suggested that this issue be added to our list of items to be looked at by the Planning Board.

7. Subdivision Applications: None

8. Site Plan Reviews: None

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9. Other Business:

The Planning Board is concerned that other businesses in Town are not in compliance with the conditions set in their Site Plans. The Board will look at current Site Plans of businesses operating in Town to see if there is an issue.

10. Adjourned: Motion by Dian Mathews/second: Jane McOsker. 8:33 PM.

Submitted by: Dian Mathews, temporary Recording Secretary