**DRAFT**

Town of Stoddard

**PLANNING BOARD**

Wednesday, August 2, 2023

**Site Plan Visit**

TAX MAP 422 LOTS 5 & 5.1 OWNERS CALDERWOOD REAL ESTATE – NH MARINE HOLDINGS (MONADNOCK BOAT STORE)

**MINUTES**

Roll Call: Present – Bob Maden – Chair, Jason Kovarick – Vice Chair, Jason Russell – Member, Terri LaRoche – Selectmen Representative and Harry Power – Alternate

Excused: Vickie Williams – Member/Secretary

Guests include: Chris Borges – General Manager-Monadnock Boat Store, Bridget Souza – Keach Nordstrom Associates Inc., Michael Champney, Kristen Champney, Ronald Champney and Stacy Ylitalo

Meeting called to order at 5:03 PM by Bob Maden. Bob explained to each guest this was a public meeting, questions and comments are welcome but please work them through the Planning Board so we can capture in minutes.

Bridget Souza handed out revised plans they had completed incorporating changes based on the 7/18/23 Public Hearing on the Site Plan. Changes include adding sight distance plans for both the North and South Driveways to show sight distances exceed recommendations for a right hand turn, as well as adding Arborvitae for screening.

Bob thought Arborvitae was a tree Deer loved and asked if any of us knew if that was correct. No One knew - an item to research.

The site was walked and the following noted:

* Appears to be about 90ft (plus or minus) from the Boat Store Entrance to the current Storage entrance.
* There is good screening (natural trees) to Route 9 for Summer but not likely in Winter as there is very little Evergreen.
* Old route 9 is the access path to the site, however entrance to proposed increased storage will be further uphill from the Old Route 9, accessing via the existing storage lot.
* Oily residue was noted in the existing drainage that enters the culvert down to Route 9, unclear where it stems from as it is not in the from the current storage area (comes from the far left).

Question: about how much of the new clearing will be utilized. Bridget gave bearings using large stumps and it would be about 20 feet beyond that, so approximately 150 Feet of the approximate 300 Feet Cleared.

Question: What will be done with the approximate 150 Feet that was cut that will not be utilized. Chris indicated they are going to allow the area not in use to regrow.

Question: where does the existing drainage go to once it moves through the culvert. No one was sure, but the thought was that if it was flowing it may go down to the Water near Hayes Garage.

A resident was concerned the Arborvitae won’t be tall enough to block the view. Bridget said they planned to try get 10 Footers and they grow about 3 Feet a year. It was asked if this would be a single layer of Arborvitae, or multiple rows staggered? The plan is for a single row, the plan was shown that outlines the mature spread is 12-20 Feet and the Mature Height is 50-60 Feet. The board asked since this is part of their plan for screening are they aware that if approved that any failure (tree’s die) would require new planting? Bridget indicated they would be guaranteed by landscaper for a year, but yes they are aware.

It was asked if they considered pursuing (with the state) an entry straight across from the Boat Store Drive. They have not pursued as they were told it would take 1 to 1.5 years to get it done. Line of Sight that was added they feel exceeds recommended sight clearances and they can navigate safely.

Bob suggested closing the public meeting. Jason K made a motion to close, Jason R seconded, all were in favor.

Meeting was closed at 5:45 PM

Respectfully Submitted,

Terri LaRoche (filling in for Vicke Williams)