

Town of Stoddard
Planning Board
October 6, 2020
Town Hall – 7PM

MINUTES

Pledge

Roll Call:

Present: Jane McOsker – Chair, Paul Crosby – Vice Chair, Chris Madden –
Selectmen Representative, Vickie Williams, Harry Powers – Alternate

Excused: George Davenport

Harry moved to table to replace George.

Minutes of September 15, 2020 – Accepted

Correspondence:

Budget – Talk to Michelle Pong – Town Administrator in November about Planning
Board Budget for the next year 2021.

Unfinished Business:

Monadnock Boat Store Permit – Copy sent to the Boat Store and Original sent to
the State of New Hampshire.

New Business:

Fibercast

Public Meeting called to order 7:10PM – Site Plan Review Tax Map 125 Lot 12,
Shedd Hill Road, owner – Fibercast

Present at Meeting: Gent Cav – President of Fibercast, Herbert Healy, Noreen &
Ray Durand, Aaron , LeighAnn and others not known, names not stated.

Jane McOsker the Planning Board Chair made the following statement at the
beginning of the Public Meeting -

“It should be noted the Planning Board is holding this hearing to address the
conditional use permit, because notice was not previously provided correctly. In
addition, because of the procedural defect, the prior decision is not valid. After
speaking with the Town Council it is understood that the Planning Board, not the
ZBA, is the body charged with the authority to grant relief for this structure. As a
result the ZBA decision is not controlling.”

The following conditions were discussed for approval to be granted or denied with
both the owner of the lot and abutters.

1. Lighting – the motion lights will be pointed down.
2. Noise – facing the wood line.
3. Vegetational buffer on Walker Road.
4. Road cut for the driveway will be off Shedd Hill Road.
5. No Storage on site after construction is complete.
6. 1 registered/licensed vehicle will be allowed on the premises overnight.
During outages/emergencies more than one vehicle will be allowed during and to the conclusion of the outage/emergency.
7. Sign off on all conditions once construction is complete.

Condition 1 – abutters wanting the lights pointed down.

Condition 2 – Noise – wants equipment facing the wood line to absorb the noise.

Condition 3 - Vegetational Buffer to be along Walker Road.

Condition 4 - Road Cut for the Driveway off Shedd Hill Road - discussion of lot owner and abutters.

Gent Cav, President of Fibercast, "Does not want to create a second driveway if he does not have to." There is an existing driveway off Walker Road.

Herbert Healy - "Walker Road is a private road, you cannot access a driveway from a private road for a commercial business."

Gent Cav – believes his deed states " it is a right of way for people to pass and repass."

Town does not maintain Walker Road and considers it a private road.

Noreen Durand - "they have been able to use that road since the mid sixties, cannot tell us they can not now use the road"

Herbert Healy "It is the town alone who has the right for the placement of a driveway."

Chris Madden stated "the town does not usually grant access on a private road for business, wants to protect Walker Road."

Ray Durand " His main concern is that the rules and regulations are followed for all."

Walker Road is maintained by those who live on that road and considered a private road.

Gent Cav, President of Fibercast, agreeded to move the driveway to Shedd Hill Road.

Condition 5 – No Storage on site after construction is complete. Agreed to by all concerned.

Condition 6 – No Parking overnight.

Gent Cav "Has concerns about no overnight parking. He would like to leave a bucket truck there overnight for his workers use." They do not take work vehicles home. Wants the work truck on site.

Ray Durand "Feels it may be inviting a certain element to the area." His shed has been broken into. "But if it is for the good of the Town he has no objections."

Condition 7 – Sign off on all conditions once construction is complete. Gent Cav agreed to this.

Public Meeting Closed

Chris motioned to make wording changes to #6 to allow vehicle parking of 1 vehicle and more during emergencies and outages. Jane seconded.

Motion Carried.

Chris motioned to approve the Site Plan Review with the 7 conditions, Jane seconded.

Motion Carried

Meeting Adjourned 7:50 PM

Vickie Williams - Secretary