

Stoddard Planning Board Minutes of Meeting held April 5, 2011

Submitted by stoddard on Tue, 04/05/2011 - 11:31pm.

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD April 5, 2011

MEETING CONVENED AT 7:00 PM

Members attending included: Ruth Ward, Robert Fee, Terry McMahon, George Preston, Dale Smith and Harry Power, alternate filling in for Beverly Gay.

Excused was Beverly Gay and the Selectmen's representative was absent.

Correspondence: email from Scott Shulman re: Boat works @ Anytime Auto location; answers to vetting zoning ordinance changes from Silas Little, Atty.; Ruth Ward's 2010 Town Report narrative.

Minutes of previous meeting: Harry Power moved and George Preston seconded to accept the minutes of the February 22, 2011 meeting as corrected, the board approved. Corrections: Change suggested to pointed out under Harry Power's comments on small lots on Highland Lake, change He to Robert Fee under called for a definition of recreational lots and change any to many under lack of building permits on those

lots.

Public rudimentary questions: Scott Shulman and Karl Geisler met with the board on their desire to purchase the Anytime Auto location to run a Monadnock Marine, LLC - D/B/A Monadnock Boat Store. They plan to offer boat sales and repairs along with boat storage and generator sales and service. They gave the board a rough sketch of the lot with the planned changes located on it. They also plan to install a state approved septic system on the parcel. They would use the smaller, existing building for boat supply sales and office space and would use the repair building for boat repairs.

Dale Smith asked if they were planning on any changes to the buildings. Mr. Shulman said they would paint the exterior of the buildings, bring the structures into building code compliance but had no plans to change the footprint of the buildings.

Patricia Putnam, secretary, explained that the Site Plan Review for that property includes a condition that no merchandise can be stored or displayed between the smaller building and the road.

Terry McMahon asked how many boats they planned to store and the answer was 80 mostly pontoon boats of approximately 250 square foot each with the future planning on increasing the number to 200 to 225 boats. They also plan to install a gate at the driveway to prevent vandalism and theft.

Dale Smith asked for Dark Sky consideration for any security lighting they install. Ruth Ward explained that any installed should be full cut off light fixtures that the Dark Skies calls for.

Harry Power said the present owners keep a clean operation and wanted to be assured that that kind of operation will continue.

Dale Smith asked if the boat storage area would have a buffer of trees between the lot and the road. He was assured that the trees would remain along the road. The surface of the boat storage area will be hard pack gravel.

After discussion, the board felt that the proposed business would remain primarily the same as the Site Plan Review calls for now.

Harry Power asked if they owned the lot now. The answer was no but that they had a signed purchase and sales agreement and could be considered a contract purchaser at this time.

The board also met with Walter Harrington, Whitney Road, on the process he would go through to change one of the bedrooms in his house into a conversion apartment. He explained that the way taxes are going and with the state of the Federal and State Government finances, he can foresee needing some added income in order to comfortably afford his home. He has a State Approved Septic System, for a 2-bedroom house, that was installed about 6 years ago. When asked, he said there would be a separate outside door for the apartment, with a second exit through a door into his home. The dweller would share laundry facilities with him and a kitchen would be installed in the apartment.

Harry Power suggested he write a letter to the Selectmen explaining his proposal and thought Mr. Harrington would need

to have a septic system design drawn up to prove that his lot will support the added load, should his present septic system fail.

Old business: None

New business: Harry power reported on recently enacted legislation that has repealed the requirement that municipalities comply with RSA 74:59-61, relative to "workforce housing," and makes compliance optional.

Dale Smith wants to see applicants for in home businesses to be sent to the Planning Board to help the board to understand what is happening with businesses in town and to know about any hazardous or toxic materials that might be involved. He also said the Fire Department needs this information to safely respond to any emergency at an in home business.

Subdivision applications: None

Site Plan Review: The secretary brought the board up to speed with a planned building addition for Mr. Mike's by Alliance Energy, owner. She has had several emails from Dave Krause of T F Bernier concerning the previously approved Site Plan Review that never was constructed. The building addition being considered now would be the same size (579 Sq. Ft.) as the former owner planned, without the drive thru window, access drive and required signage associated with each.

Other business: 7:37 PM opened Public Hearing on Zoning Ordinance Changes. Each Warrant Article was reviewed and 3 had explanation notes added to the bottom of each page to make the intent clearer to the voters.

Nick Nicoletti asked how the town handled violations of building permit regulations and Harry Power, as compliance officer, replied that if he sees building going on that he has not reviewed a building permit application on, he stops and introduces himself and asked the person's name and then explains that a building permit is needed to continue with the construction.

The public hearing was closed at 7:56 PM. Robert Fee moved and George Preston seconded to approve the articles, with explanation notes added, the board approved.

Secretary's Cumulative Hours: 33.5

Adjourned: Harry Power moved and George Preston seconded to adjourn at 8:37 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.