

# **PLANNING BOARD MEETING MINUTES OF SEPTEMBER 2, 2014**

Submitted by stoddard on Mon, 09/08/2014 - 5:20pm.

*Preliminary*

TOWN OF STODDARD

PLANNING BOARD

MINUTES OF THE MEETING HELD September 2, 2014

MEETING CONVENED AT 7:00 PM

Members attending included: Dian Mathews, Ellen Mason, Ruth Ward, Dale Smith, Dean Huber, Arnie Stymest, alternates – Margo Santoro and Harry Power. Excused was Chris Madden. Margo Santoro was invited to join the board at the table in Chris Madden's place.

Correspondence: None

Minutes of previous meeting: Ellen Mason moved and Dale Smith seconded to approve the minutes as amended, prior to posting, the board agreed. Dale Smith requested that any changes be noted to the board members so they can understand what any member requested as a correction.

Old business:

1. Harry read an email from John Washuta relating to yet another accident in front of his house. There was a picture included to show where another tractor trailer lost a half of a manufactured house, landing in his front yard, where the last accident destroyed his garage. Apparently the building came loose from the tow tractor.

2. Dian Mathews reported that she found a report, in the Brattleboro Reformer, indicating that the Town of Marlboro has rejected a Verizon Cell Tower proposal due to the plan violating the town plan provisions – including scenic historical resources, wildlife corridors, bear habitat and development on steep slopes. A discussion followed with Dale Smith suggesting the board approach the Board of Selectmen to be active in the placement of Cell Towers. Dean Huber thought it might be a waste of time, as cell tower companies might reject any locations the town

Chose, for lack of acceptable coverage. The board established a cell tower placement subcommittee to work on the placement of cell towers and will check with Chris Madden for using his expertise to head up the subcommittee.

New business: None

Subdivision applications: None

Site Plan Review: Harry Power and Mike Hayes addressed the board on Mr. Hayes' plan to convert a building (13' X 32'), that was removed from the new Monadnock Boat property, into an office. He reported that he wished to make it easier for his

customers to get into the office. His present office is up several cement stairs and a ramp would stick out into the driveway. Harry was asked if the building permit application was complete and acceptable to him and he reported it was. When questioned on the use of the old office, he reported that the people renting the upstairs would expand into the lower level as well. PJ LaMothe reported that the building would have to be certified as ADA and Life Safety Code compliant. She said the wiring would have to be looked at to make sure it was up to code and the windows might have to be made larger to allow access and exit in case of an emergency. The windows must allow fire fighters to enter if the doors are not accessible. After discussion, Ellen Mason moved and Ruth Ward seconded to approve the placement of the building to act as an office, provided the building is brought up to ADA and Life Safety Code. PJ LaMothe will work with Mike Hayes to ascertain the codes are in place and will send a letter to the Planning Board, for inclusion into Mr. Hayes' file when the building is up to code, the board approved.

Public rudimentary questions: Steve McGerty requested that he be included in any emails with agendas or minutes included.

Other business: The Master Plan update Subcommittee set September 16 @ 6:30 PM @ the Gould House, for their next work session.

Secretary's Cumulative Hours: 20.0

Adjourned: Dale Smith moved and Ruth Ward seconded to adjourn at 7:50 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.