

Town of Stoddard
Zoning Board of Adjustment
Minutes of Meeting July 16, 2015

The Meeting was called to Order by the Chairperson at 7:30 pm.

The Pledge of Allegiance was led by Curtis Taylor. As requested by Selectman McGerty, a moment of silence was held to honor the four Marines killed today by a gunman in Tennessee.

Members Present

- Chairperson Paul Krampfert, Vice Chair Curtis Taylor, Richard Scofield, Angel Nicoletti, Alternate Ed Saleski, filled in for Dave Costin

Others Present

- Town Administrator Jim Coffey, Selectman Steve McGerty, Representing Global Montello Group Corp., Attorney James Bianco and Kevin Doyle Abutters: Diane & John Washuta and Mr. & Mrs. Felix Holda

Residents of Stoddard: Mr. Ward and Mr. Nicoletti

Hearing

Continuation of Special Exception for Global Montello Group Corp., Tax Map 422, Lot 13 Discussion on their action plan addressing Overnight parking only.

- Attorney James Bianco spoke for Global Montello addressing residents concerns regarding noise from trucks parking overnight on the store lot even though it is currently posted with No Overnight Parking signs. He read the NH RSA that lays out the protocol that law enforcement personnel must follow when trespassers are reported on private properties. He understands Stoddard residents have had little relief from local law enforcement when reporting incidents of overnight parking on their own. He stated Global wants to enforce No Overnight Parking for it's neighbors. Should the problem continue after installing the new security system, he stated he will personally contact the NH Attorney Generals Office on residents behalf, to ensure the protocol laid out by that Office is acted upon.
- Attorney Bianco presented an outline of what the proposed security system would provide. The system Global is installing in Stoddard is AFA Fire Protection, which currently supplies fire and security service to all Global's stores and are the people who contact the law enforcement agencies.
- Paul stated the Board wants to hear an all encompassing talk about the Action Plan to ensure Global is doing it's utmost to relieve the overnight parking issue. The Board wants to know how the system is installed, what may trigger it, how it is monitored, what's recorded and how it is acted upon.
- Attorney Bianco then introduced Kevin Doyle, Project Mgr. for Global, who presented the security program and answered questions. He stated AFA Security monitors 1100 sites. Global uses it's service for Inside and outside it's buildings, turnpike areas, truck stops and pump sites. Information is recorded in real time and sent back to a central site. Sensors in the pavement record a vehicles presence, then a motion sensor triggers an alarm. When an alarm goes off, visual monitoring is used observe the area. This system minimizes false alarms. If the vehicle leaves no call is made, if the vehicle remains, personnel call the authorities. Kevin stated the parking area can be lit up remotely when vehicles enter the site. Cameras can be placed to record the VIN numbers and company names with addresses that are printed on the truck doors. The AFA signals can be wireless or hardwired, whichever the company decides will work best at each location.
- Paul asked if the security system will be in place prior to construction being completed. Kevin and Attorney Bianco think probably not, as it would have to be undone when construction starts. Paul asked, if this plan doesn't work and

trucks continue to park in the lot would Global consider a chain with sign? Attorney Bianco stated if the system doesn't work, Global will be open to fixing the problem. If that means contacting the Attorney General if the failure is in the chain of command as stated in the RSA, he will make the call to that office. He reiterated that Global wants to work with the town.

- Paul asked if any members of the board had questions. Richard stated, Global says the system works everywhere they have stores. They addressed the possibility that if it doesn't work well, here they will contact the Attorney General's office and will find a system that works. The sensor in the pavement, cameras capturing VIN and company names on truck doors, would enable officials to follow up on the offenders.
- Discussion: Richard & Curtis stated the location is not intended for truckers to take a break. They suggested a sign stating Half-hour Parking Only and signs stating After Hours No Parking Allowed. Kevin stated there will be signs. Angel has no concerns with the parking.
- Paul gave a summary of the information understood about the AFA system to ready the Board for a vote. AFA will be the primary principal for security, with sensors in the pavement, motion detectors, lights to come on and multiple cameras to capture many angles of the trespassing vehicle. Attorney Bianco expressed the willingness of Global to take other steps if the police don't respond. Should the police arrive after the vehicle leaves, there will be sufficient information to go after the truck company/owner. Angel suggested a letter should be sent to alert or trigger NHDOT that there is no rest stop for truckers between Concord and Keene. Paul stated our Town Administrator is speaking with the SWRPC people to address and improve that issue. Paul ended by saying the Board and those present should also be present and active when the Planning Board hears this case. All on the Board agreed.
- Paul asked for a vote on the Action Plan for the Overnight Parking at Global Montello. Voting in favor of the Plan; Ed Saleski, Angel Nicoletti, Paul Krampfert, Richard Scofield, Curtis Taylor. None against. Paul stated this is the last step in granting the Special Exception to Global.

Election of Chairman & Vice Chairman

- Richard made a motion that the current chairperson remain. Angel seconded the motion. Ed, Angel, Richard, Paul and Curtis voted in favor. Paul Krampfert remains as Chairman.
- Richard made a motion that the current vice chairperson remain. Angel seconded the motion. Paul, Ed, Angel, Richard and Curtis voted in favor. Curtis Taylor remains as Vice Chairman.\

Minutes of June 2015 minutes

- The Minutes were approved by the Board with minor corrections.
- Minutes of the July 6, 2015, Richer Road site visit were approved by the Board.

Correspondence & Reports

- Review of June budget and year end. We came in under budget by 27%
- Received an Appeal of the ZBA Decision regarding the Granting of a Special Exception to Global Montello.
 - The Appeal does not apply. It is tonight's meeting that completes the Granting of the Special Exception with the Boards approval of Global's Action Plan for the parking and security condition.
- Reviewed statements from The Keene Sentinel and Upton & Hatfield

Adjournment

- Richard made a motion to adjourn the meeting. Angel seconded the motion and the motion carried. The meeting concluded at 8:30 pm.

The next meeting will be held Thursday, August 20, 2015, at 7:30 pm, at the Town Hall.

Respectfully submitted,

Kathleen Ellis

Secretary