

Town of Stoddard
Zoning Board of Adjustment
Meeting Minutes of November 19, 2015

The meeting was called to order by Chairperson at 7:30 pm.

The Pledge of Allegiance was led by Harry Power.

Members Present

- Roll call: Paul Krampfert, Richard Scofield, Angel Nicoletti, Dave Costin sitting in for Ed Saleski, Curtis Taylor, ZBA Attorney Matthew Serge

Members Excused

- Ed Saleski

Others Present

- Fire Chief Steve McGerty, Compliance Officer Harry Power, Abutters Gordon Garnett, Mr. & Mrs. Washuta, Matt May and Mr. & Mrs. Holda, Planning Board member Dean Huber, Mr. Ward, Global's Attorney James Bianco & Associate Karen Soucy, Jeff Lewis of Northpoint Engineering

Hearing

- The following Notice was read by the Secretary: This Rehearing concerns a Special Exception granted to Global Montello Group Corp. on July 23, 2015, concerning Article IV, Section I of the Community Planning Ordinance. This Rehearing was granted, in part, in response to a request by John & Diane Washuta and was to be limited to the condition of approval concerning the security plan to prevent overnight parking at the site. John & Diane Washuta and the Global Montello Group Corp. have since communicated that the Washutas' have agreed to withdraw their re-hearing request if Global agrees to the incorporation of additional conditions to the Special Exception. These conditions address both the overnight parking plan as well as proposed changes to the site plan. A copy of the full set of conditions is available for review at the Stoddard Town Hall. Global has agreed to the set of conditions being included in the Special Exception, and the Board will therefore address those proposed conditions at the re-hearing. No other issues other than those arising out of the proposed list of additional conditions will be entertained during the re-hearing. The property is located at 1275 Route 9, Stoddard, NH (Tax Map 422 Lot 13).
- Chairperson Krampfert read a background summary of the history on the Special Exception. Paul asked if the Board had any corrections to the summary and asked the same of the public. No one had corrections.
- Attorney Bianco addressed the Board and others with an overview on each of the additional Conditions of Approval. He stated Global has come to agreement on security issues, lighting, signage, deliveries, hours of operation, parking and truck travel. Angel asked a question regarding the widening of RT 9 in front of the store. Attorney Bianco referred the question to Jeff Lewis who represents Northpoint Engineering, traffic engineers for Global Corp.
- Jeff presented the plans for the road widening explaining it will take place on the north side of the road. Angel asked if there were plans for traffic signage. Jeff stated signage is addressed in the traffic plans with NH DOT. The NH DOT has accepted and approved the Option B Plan for the road redesign. Jeff will send copies of the Option B Plan to the ZBA.
- Mr. Ward asked Jeff to point out the deceleration lanes going west and east on the plans. Jeff did so stating there were deceleration lanes both east & west, and stated Global is slated to go before the Planning Board for a conceptual presentation Dec 1. He encouraged anyone with questions to attend that meeting also.
- Mr. Felix is concerned that safety for pulling out of the store and turning East has not been addressed. Attorney Bianco stated that the DOT owns the road and had recommended the current plan (Option B) to the traffic engineers.

- Angel asked who people can speak to at the NHDOT regarding safety concerns of the road. Jeff will email the DOT contact person's information to the Chairperson.
- Paul announced that the Planning Board meeting is open to all people interested, and that meeting will be held at 7pm on Tuesday, Dec 1st.
- Paul asked if anyone from the floor wanted to comment in favor of the Special Exception with the additional Conditions of Approval. No one spoke. Paul asked if anyone from the floor wanted to comment against the Special Exception. Mr. Ward spoke stating he still had safety concerns regarding the traffic flow. Paul stated the highway design has been approved by the NH DOT, which has the final say on the design. There were no other questions.
- Paul asked to close the hearing. Richard made motion to close the hearing for a vote. Angel seconded the motion. Members voted to close the hearing.
 - Paul asked for discussion from the members on the issue. Curtis Taylor stated he was in favor to accept the Additional Conditions of Approval as they meet every condition of the Special Exception. Richard Schofield stated he went over the ACA and found items 1,2 and 4 all speak to #5 of the Boards original decision. Number five of the ACA speaks to number 1 and 2 of the original conditions and the remaining items of the ACA clarify the statements made by the people from Global. He therefore is in agreement to the amendment as presented hear tonight. Angel Nicoletti stated she is in favor of the amendment. David Costin stated he is in agreement to the amendment. Paul Krampfert stated the amendment is the amicable agreement between two parties and the Conditions agreed upon provide a more safe and clear decision. He is in favor of the amendments. The Chairman called for a vote. All five members voted in favor of the amendment. No one voted against.

New Business

- Dean Huber will meet with Selectmen on Monday, Nov. 23, to interview as an alternate for the ZBA.
- Received an Appeal to Administrative Decision for a pole barn built without a valid building permit and is within 3 feet of lot line. After discussion with Art. Serge, the Board will hear the appeal at our next meeting. As we have in the past, we will set a date for a site visit at that time and discuss the results at the ensuing meeting.
- Harry spoke about a dredge and fill project done w/o permit on Island Pond. This could require a variance after the fact, but not until the issue is resolved with the DES.
- Discussed whether to hold a ZBA meeting in December. Richard made a motion that we do not have a December meeting. Curtis seconded the motion. All voted in favor.

Approval of Minutes of ZBA Meetings 09/17/15 and 10/15/15

- 09/17/15 Minutes were approved as read.
- 10/15/15 Minutes were approved as read.

Correspondence and Reports

- Statements from Drummond/Woodsum and our budget were reviewed

Old Business

- No business

Adjournment

- Angel made a motion to adjourn the meeting. Richard seconded the motion and the motion carried. The meeting concluded at 8:45 pm.

The next meeting of the ZBA will be held on Thursday, January 15, 2016, at 7:30 pm at the Stoddard Town Hall.

Respectfully Submitted,

Kathleen Ellis

Secretary for the ZBA