

Town of Stoddard
Zoning Board of Adjustment
Minutes of Site Visit
May 30, 2015

Location: Mr. Mikes Mobile, 1275 Route 9, Stoddard, NH Tax Map #422 Lot #13
Date: Saturday, May 30, 2015 Time: Arrived on site at 10 am

Members Present: Chairperson Paul Krampfert, Vice Chairperson Curtis Taylor, Richard Scofield, and David Costin
Alternate-present: Ed Saleski

Others present: Representing the owner, Global Montello Group – Dan Berry and Matthew Routhier of Northpoint Engineering. Abutters present: John & Diane Washuta. Other residents: Matt Way, Mike Oldershaw, Aaron Bryer, Steven Philbrick, Fred Ward and Diane Hill.

The group met at the eastern end of the parking lot where Matt Routhier pointed out the staked area representing the location of the proposed building. He also pointed out the red X marks on the ground where the proposed canopy over the gas pumps will be. Curtis inquired about the boundary buffer and set backs from the lot lines and Matt assured him they are adequate and are on the submitted plans.

The group moved to the area by the current store where he pointed out the location of the diesel pumps, the proposed western exit from the facility and the area where large trucks will be permitted to park. He stated large Exit Only signs will be placed at this exit. Mr. Washuta stated the noise from the back up alarms on the trucks will be positioned directly across from his house and wanted to know what is planned to contain that noise. Matt stated there are things that can be done with berms and vegetation to cut down on the noise.

Matt pointed out the general location of the central exit for auto traffic. The eastern entrance will be east of the canopy, but it's exact location is subject to input from the NHDOT traffic study and a wetlands survey. Paul asked about the plan for the increase in non-permeable black top. Matt pointed out the current runoff location and pointing to the map, stated a lined containment pond may be developed at the far eastern end of the property for runoff, directing it away from Mr. Washuta's property where it currently flows.

Mr. Philbrick asked if Matt was aware that the current eastern entrance also serves as a bus stop for our school children. He was unaware of that, and stated he will bring it up to the NHDOT so they are aware also.

There was much discussion around the proposed turning lanes. Matt stated road improvement with the turning lanes will increase the safety factor for traffic flow. He also stated this project should not increase the current traffic flow as it is not a destination place.

Questions regarding hours of operation were asked. Diane stated the current the hours are 5am – 11pm. Dan Berry stated the hours under the new plan can be adjusted. Paul asked if there was a condition limiting the hours to the current hours, would that work for them (Global

Montello Group). Dan agreed that would work. He also felt a 24 hour service would keep the instances of overnight parking down.

Mr. Washuta asked if the town was responsible for enforcement of what is decided by the Board. He then asked that an enforcement plan for zoning rules and conditions be added to this Special Exception. He explained his calls to the Sheriff's Dept. have had no effect on enforcement of the overnight parking of large trucks. Matt stated there are signs up stating no overnight parking. The problem of enforcement is not up to the applicant but to the Town and the people. If they see a need for it, they need to get involved to create a solution. Some people offered to join together to begin researching how to solve the issue.

Aaron asked Paul if he felt Global's new plan addresses all the issues the ZBA is assigned to cover. Paul stated that is why we are having this site visit, to assure the Board has as much information as possible before they meet to deliberate. Curtis stated the new plan calls for improved lighting, safer turning and buffer zones. Paul noted noise is perhaps the one thing this couldn't address at this time. So we have to surmise the layout as it currently is now. Paul addressed Matt, asking him how he felt about their plan to address the noise issue. Matt stated they were unaware there was a noise problem before coming to the hearing. They made their best attempt to put a plan forward. They will go back to their board, and make adjustments and that revised plan is what will go before the Planning Board.

Paul asked for any more questions regarding the site visit.

Mr. Oldershaw asked if the DOT will do a site visit and was there a way for town people to meet with them. Matt felt they wouldn't be doing a site visit but that he would be happy to give out contact names & phone numbers if anyone wanted to contact them on their own. The ZBA secretary will have those contact numbers and names.

Richard took pictures of the site with permission from Mr Routhier.

Paul stated the site visit here is concluded. The group left the site about 10:45 am.

Respectfully Submitted,

Kathleen Ellis
Secretary for the ZBA