

Town of Stoddard
PLANNING BOARD
Tuesday, July 18, 2023
Town Hall – 7 PM

MINUTES

Pledge of Allegiance

Roll Call: All Present – Bob Maden – Chair, Jason Koravick – Vice Chair, Vickie Williams – Member/Secretary, Jason Russell – Member, Terri LaRoche – Selectmen Representative and Harry Power – Alternate

Guests include: Chris Borges – General Manager-Monadnock Boat Store, Bridget Souza – Keach Nordstrom Associates Inc., Amy & Ron Champney, Stacy Ylitalo and Mike Champney

Minutes of June 6, 2023 – Should include decision to move meeting from July 4, 2023 to July 11, 2023. Mention of communication with lawyer Matt Serge regarding Hayes property.

Jason K. Motioned to Accept the Minutes of June 6, 2023 with amendments. Terri Seconded. Motion Carried.

Correspondence:

Budget – end of physical year 2022 – over on payroll – which board knew would happen. On publication the money will be covered from the Master Plan expenses.

Boundary Plan in Stoddard for Steven Wilson – when a survey is done the surveyor must send a copy to the Planning Board – this is informational only

New Business:

Rules of Procedure:

- Meeting times will stay the same the first Tuesday of the month

Would like the following changes –

- Item 4 on page 2 – should say majority not major
- End of item 4 – the word will should be in quotation marks
- Item 6 – cumulative hours of Secretary
- Add Item to include the budget
- Post Agenda five days before meeting and draft Minutes 5 days after meeting as a best practice
- Bottom of page 5 should read to fill in place of disqualified member

Vickie Motioned to Approved the Changes to the Rules of Procedure. Terri Seconded. Motion Carried.

**PUBLIC HEARING CALLED TO ORDER:
SITE PLAN REVIEW: TAX MAP 422 LOTS 5 & 5.1 OWNERS CALDERWOOD REAL
ESTATE – NH MARINE HOLDINGS (MONADNOCK BOAT STORE)**

Vickie Motioned to proceed with the Public Hearing. Jason K. Seconded. Motion Carried.

Christopher Borges – General Manager of Monadnock Boat Store and Bridget Souza – Keach Nordstrom Associates Inc. – Surveyor of Record on project.

On lot 5.1 in the existing residence – nothing to change on this lot

On lot 5 wants to add an additional 13,000 square feet of graveled area for additional boat storage.

- Improving drainage and swales/ storm water management
- Adding a infiltration pond
- Installing check jams
- Overall construction of boat storage and pond will be 25,000 square feet
- Rural zoned – 14.4 acres of land
- 45,000 square feet of storage currently exists on both sides of Route 9
- Would add 80 boats to the existing storage bringing it to a total of 200-215 boats
- Entrance is on Route 9, there is secondary access from Richer Road – but this travels in front of the existing residence
- Have absolutely no plans to put an HVAC building on the lot – this is rumor only
- Elevation will stay the same
- Expanding 160 feet back from existing gravel lot of boat storage that exists, rest undeveloped
- The only people moving the boats on this lot are all employees of Monadnock Boat
- No external lighting to be added
- Intent of Cut issued by the State of NH process was legal

Concerns

- Lot has been cleared of trees up to and including the boundary line
- Any preventative measures being taken for leakage of fluids from the boats
- Maintain the trees along Route 9 – says this is in the wetlands and will not change
- If standing on the deck of houses can see the boats
- Trees were cut down – very sparse buffer between site and houses
- Line of sight on Route 9 is minimal
- Buffer and drainage big concern of the abutters

Terri Motioned to Accept the Application and set time of Site Visit. Vickie Seconded. Motion Carried.

**SITE VISIT SCHEDULED ON AUGUST 2, 2023 AT 5:00 PM. MEETING AT
DESIGNATED LOT.**

Old Business:

Hayes – Has been going on 24 years with mistakes made on both parts of site plan review. Site plan was turned in on paper copy and approved by the Planning Board this way. Conditions had not been met. Trees put in as a living fence, was compliant, then the trees died becoming non-compliant. Conditions of the stored vehicles compared to the site plan, south and east corners and company vehicle storage on the west. In 2021 the Planning Board was asked to review the site plan by the Stoddard Board of Selectmen and to report the findings to the board. The 2 issues found by the board will be reported.

Terri Motioned a letter be written to the Selectboard from the Planning Board with our findings and recommendations prepared for the August meeting. Bob Seconded. Motion Carried.

LBF –

Send letter to Geoff Jones on the procedure for granting of public meeting for Boundary Line Adjustments

Vickie Motioned to Adjourn the meeting @8:47 PM. Terri Seconded. Motion Carried.

Submitted

Vickie Williams - Secretary