

STODDARD ZBA MEETING MINUTES OF MARCH 14, 2013

Submitted by stoddard on Wed, 03/27/2013 - 10:11am.

Preliminary Town of Stoddard

Zoning Board of Adjustment

Meeting convened at 7:30 PM

March 14, 2013

Attendance: Chair, Angela Nicoletti, Vice Chair, Paul Krampfert, Mario Zamaripis,
Stephen McGerty sat in for Ed Saleski

**Members excused: Ed Saleski,
Alternate excused, Peter Athearn**

Minutes: Stephen made a motion to accept the minutes minus the sentence referring to Holland property, as it was incorrect. It has been corrected to read "Harry Power reported that he has sent the Holland equipment moving issue to Atty. Bradley's office." Paul seconded the motion and the vote was accepted.

Correspondence:

Statement of legal fees from Matt Serge dated 1/31/13

Email from Fred Ward regarding Monadnock Boat

Old Business

§ Monadnock Boat: Mr. Shulman was present to get an update on a discussion involving a new sign for his property. The Planning Board and ZBA will meet next month to discuss the subject of signage as it is written in the CPO. He stated the entire Planning Board previewed his current sign and the consensus at that time was it was acceptable and would replace the previous one there when the property was owned by Anytime Auto. Angel noted the property for Monadnock Boat is listed on two tax maps #422-203 and #422-20.1. It was not understood why the property has two tax map numbers. However, without the tax maps to view, it was difficult to continue the discussion.

§ Angel announced the ZBA members have been invited to a joint meeting with the Planning Board meeting of April 2, at 7 PM, regarding a review of sign regulations as written in the Town's Community Planning Ordinance.

§ The submission of the Budget for the ZBA for 2013 –14 was for \$28,475.00. Stephen made a motion to accept the budget; Mario seconded the motion and the motion passed.

§ A short discussion was held regarding the Vice Chair position.

New Business

§ Fred Ward who was present, questioned whether Monadnock Boat had an Expanded Special Exception for the storage of boats on the property. He was also concerned about a floodlight currently on the east side of the property, stating it was unshielded. Angel stated the rest of the Fred's email is not in our purview to be

discussed at tonight's meeting.

§ Angel encouraged members to attend a meeting on broadband sponsored by the SWRPC on March 26, at 6 PM at Papagollo's Restaurant in Keene.

§ A photocopier has been donated to the Town Hall for our use. Linda Clark will give us a key to the closet so we can have access to it.

§ Jim Coffey has stated he will put a portable phone in the lobby at the Gould House and give the ZBA a key to the lobby so we would have access to a phone.

§ Mr. Cocchie addressed the Board regarding his experience with AT&T on a cell tower proposed in Troy, which was denied by the Troy ZBA for aesthetic reasons.

§ Harry spoke regarding the Lake and Rural Zoning frontages. When housing is in a rural district along with business, the housing needs must play strongly into planning for those businesses. He also recommended taking before and after pictures of sites visited by the Board.

Dick Scofield audited tonight's meeting, as he is interested in becoming a member of the ZBA.

A motion to adjourn made by Stephen and seconded by Paul.

Meeting adjourned at 9:16 PM

Respectfully submitted,

Kathleen Ellis

Secretary