

Zoning Board of Adjustment meeting September 19, 2013

Submitted by minutes on Mon, 09/23/2013 - 1:51pm.

Town of Stoddard

Zoning Board of Adjustment

September 19, 2013

Meeting convened at 7:30 pm

Members present: Angel Nicoletti Chairperson, Paul Krampfert Vice Chair, Peter Athearn, Richard Scofield, (David Costin sitting in for Mario Zamaripas)

Alternates present: Edmund Saleski

Members absent: Mario Zamaripas

Also present: Harry Power Compliance Officer, Natalie Osborne

Review of minutes of June meeting

☒ Richard Scofield made motion to accept the minutes as written. Dave Costin seconded motion. Peter objected. The motion carried.

Review of minutes of July meeting

☒ Angel passed to all members, an amendment to the 7/18/13 minutes to address Peter's statements. Paul made motion to accept the amendment to the minutes, Richard seconded the amendment. Peter objected to the amendment. The motion carried.

☒ Amendment to July 18, 2013 minutes:

I refute Peter Athearn's inference that, as the Chair I used favoritism in making the decision not to have a Board vote on Monadnock Boat and Bartolotta on June 20th, but to vote on Busto.

We had four hearings that night. Monadnock Boat and Bartolotta were first and

second. Since we still had two more hearings, I felt that it was better to continue these two hearings to allow for unhurried deliberation next meeting.

As it happened Ms. Osborne was not present, so that hearing was continued. Busto was last because he was late coming to the hearing. Since there were no other applicants waiting, I felt we could take the time to deliberate and vote.

I believe our priority as a ZBA is to deliberate Variance requests in a manner which allows all of us to craft a decision which clearly addresses all 5 of the Variance criteria. How clearly we explain whether or not the Applicant met or did not meet all 5 of the Variance criteria, is what would be used by a Judge in the event of an appeal.

My decision on June 20th was based on the belief that the process should not be hurried. Angel Nicolletti, ZBA Chair, July 25, 2013

☒ Richard made a motion to accept the July minutes with corrections and the amendment, Paul seconded the motion, Peter objected, the motion carried.

Correspondence:

☒ A billing statement was received from the town's Attorney Bradley. The Board will speak to the Selectmen about charges applied to the ZBA account.

☒ Received correspondence from the Harry Power regarding construction plans by Mr. Bartolotta.

☒ Received information from Harry Power regarding a shed request on tax lot 106 owned by Mr. Jarvis.

Osborne Lot Line Adjustment

☒ Although the Board has not heard formally from the Planning Board, Harry Power did present a letter from Attorney Little regarding Natalie Osborn's request for a lot line adjustment to Lots 26 & 27 in Hidden Lake. A variance will allow lot 27 to not conform to the rural district requirements. Members discussed the issue in depth and will pass along the wording for a variance to our attorney for correct language. The hearing will be continued at the Oct 17, 2013 meeting.

Old Business

☒ The ZBA is looking for a volunteer to be an alternate member, as one of the alternates has plans to leave for the winter. Anyone interested should contact Angel Nicoletti.

☒ Angel shared the Budget and Fiscal report with members. A copy will be sent to members.

☒ A discussion was held regarding stationary for the ZBA. Members offered to create a template for a ZBA letterhead with a design similar to the one Selectman have on their stationary.

☒ After a discussion, members decided to delay voting on a request to say the Pledge of Allegiance at all ZBA meetings.

Peter made motion to adjourn the meeting and David seconded the motion. The meeting adjourned at 8:57 pm.

The next meeting will be held at the Town Hall on Thursday, October 17, 2013 at 7:30 pm.

Respectfully Submitted,

Kathleen Ellis

Secretary

These minutes of the Town of Stoddard Zoning Board of Adjustment have been recorded by the Town Board Secretary. Though believed to be accurate and correct, they are subject to additions, deletions and corrections by the Board members at the next meeting when the Board votes its final approval of the minutes. They are being made available at this time to conform to the requirements of NH RSA 91-A: 2.