

ZBA MEETING MINUTES OF 11-21-2013

Submitted by stoddard on Wed, 11/27/2013 - 3:24pm.

Preliminary

Town of Stoddard

Zoning Board of Adjustment

Minutes of Meeting

November 21, 2013

Members Present: Angel Nicoletti, Chairperson; Paul Krampfert, Vice Chairperson; Peter Athearn, Richard Scofield, David Costin, and Mario Zamaripas.

Also present: Harry Power, Compliance officer, Steven McGerty, Stephen Jarvis', Greg Bartolotta, neighbors Tracy Turcotte, Phil Hamilton, David Bergeron (for the Bartolotta's) .

Members absent: Edmond Saleski

Chair called meeting to order at 7:31pm, after roll call, Angel called for discussions of hearings first.

Jarvis Hearing tax map 105, lot #6.

· Variance requested for a 12x16 shed, addition to garage. Two abutters letters for Jarvis property came back in mail, although at site meeting, one abutter, Mr.

Quakingbush gave his verbal permission for the building of the 12 x 16 shed addition. Other abutter is known to be out of town, but unknown address. Mr. Jarvis added that they will be moving permanently to property next year and at this time they have no storage. The shed will provide a work bench and storage. Proposed slab foundation, no wetland areas near by, and per Mr. Jarvis, they already got the state permit. Angel polled members for variance due to proposed shed will be 12-14 feet from property line.

All members: Paul, Dick, Peter, Mario, David and Angel agreed to variance on Jarvis property proposed shed: none opposed. Members will fill out fact form sheets, and get back to Chair and forms will go to Harry Power.

Bartolotta Hearing tax map 137, lot #58

- Two floor garage with insulation, heating and plumbing. Two variances needed, one for setback article III, sec. 1, 15 feet setback. Also, special exception for wetland buffer article XII, sec 6.

Mr. David Bergeron spoke for Mr. Bartolotta, regarding the proposed building/garage. He stated that they investigated all available sites on the property, and due to septic system, home, underground utilities, etc., this final area on site was the only good option on grounds for the garage location. Abutters, Tracy and Phil, agreed to ZBA members, their agreement to have Bartolotta build garage on this location. Questions from ZBA members regarding the wetlands. Mr. Bergeron stated that 'some wetland, but we are building a stone infiltration trench, two feet wide, and one foot deep, for runoff'. Paul K. asked that there be NO future plans to build for residents/tenants. Mr. Bartolotta stated and agreed that there are NO plans for occupancy in garage for residents/tenants. Mario Z. asked if the stone infiltration trench be increased to 24 x 24 and full length of garage to hold more water. Mr. Bergeron agreed to increase the infiltration trench. No further issues or questions, so Angel polled members for votes.

Variance for setback, all members; Paul, Dick, Mario, Peter, David, and Angel agreed to pass, with provision of "Not to be used as a residence". Letter to be sent to the Bartolotta's in five days. No opposed.

Special exception for wetlands buffer, all members, Paul, Dick, Mario, Peter, David and Angel agreed to pass, with provision of "To change stone infiltration trench to 24 x 24 feet". Letter to be sent to the Bartolotta's in file days. No opposed.

When these hearings were concluded, and all visitors thanked the board and left, Angel continued the regular meeting of the ZBA.

Correspondence

- Bradley and Faulkner statement, 'Right to know request'.
- Upton and Hatfield statement, 'not in package, not found'.

New Business

Review of Budget. Kathy payroll request, received 11-4-13, from July thru present, was not included in with the budget. ZBA reviewed the budget, postage right on, 16% of budget used for legal fees.

Fact forms to do at home, all agreed, and Angel reminded all to read the latest "Town

and City" newsletter.

Paul K. suggested that since we don't have anything pressing, to skip the December meeting of the ZBZ and have our next meeting in January 2014. All members agreed to have next meeting January 16, 2014, Thursday (Town Hall). There was some suggestion to change time from 7:30 to 7:00pm by David, but when voted upon to change, all members voted; Peter 7:30, Paul 'abstained/didn't care', Dick 7:30, Angel 7:30, Mario 7:30, Dave 7:00, so the majority voted to keep the time to 7:30pm for meeting.

Angel showed some pictures of Town Hall and Gould House, some were taken by Deb McGerty, some by Dick S., for ZBA letterhead, and it was suggested that we take some more in the Spring after gardening is done, trees in bloom, etc. (prettier pictures).

Discussion held regarding Attorney Spears response to Attorney Panciocco, re: Fred Ward.

The next ZBA meeting will be Jan.16, 2014 at 7:30pm at the Town Hall.

Meeting adjourned at 8:20pm

Respectfully Submitted,

Frankie Scofield, acting temporarily

as Secretary for ZBA