

Town of Stoddard  
Zoning Board of Adjustment  
Minutes of Meeting July 20, 2017

The meeting was called to order by the Chairperson at 7:30 pm.

The Pledge of Allegiance was led by the Chairperson.

Members present: Chairperson Jason Kovarik, Angel Nicoletti, Ed Saleski sitting in for Curtis Taylor, Franz Haase, Richard Scofield sitting in for Douglas Summerton

Members excused: Douglas Summerton, Curtis Taylor

Others present: Compliance Officer Harry Power, Applicant Ronald Morrison, Abutter Bob Knowlton

#### Hearing

Request for a Variance by Ronald and Sandra Morrison to Article III Section 1 of the Community Planning Ordinance. The applicant proposes to build a 10' x 18' addition on property listed on Tax map #102, Lot 045. The property is located at 2455 Valley Road in Stoddard. A site visit was held on July 15, 2017. This hearing was posted in the Keene Sentinel, notices were mailed certified mail to the applicant and abutters. Notice was also posted outside & inside the Town Hall and on the Stoddard Town web site.

The Chairperson invited Mr. Morrison to explain his project. Mr. Morrison described his plans as were stated on the application, and stated he will not build up as it would block his neighbor's view of the lake and would negate the reason for the addition, which is to make it handicap accessible. He also stated he has had conversations with his neighbors and they are in support of the project

Abutter Bob Knowlton spoke stating he has no problem with the addition.

The Chairperson spoke to the applicant regarding the five criteria the ZBA is bound to and asked if he had anything further to add. He did not. The Chairperson asked if anyone wanted to speak against the project. No one did. He then asked if any Board members had questions, no one did.

Richard made a motion to close the hearing and Angel seconded the motion. The Board went into deliberation. The Chairperson led the Discussion on the five criteria of granting a variance. Criteria 1 – Granting the variance will not be contrary to public interest. The new construction doesn't encroach into any of the side boundaries, and fits in with the rest of the neighborhood. Also, there have been no objections from any abutter. Criteria 2 - If the variance were granted the spirit of the ordinance would be observed. Addressing the non-conformance of the lot itself, members agreed that the

proposed construction is not furthering the setback non-conformance. Criteria 3 - Granting the variance would do substantial justice because it allows wheelchair access to the bath and kitchen area. Criteria 4 - If the variance were granted the values of surrounding properties would not be diminished. It maintains the aesthetic appeal of the neighborhood and the construction matches the existing structure. Criteria 5 Denial of the variance will result in unnecessary hardship. 1.)This case doesn't affect the general public and the abutters are pleased with the plan. 2.)The proposed use is a fair and reasonable one because it allows for better access and use by family members.

Richard made a motion to accept the variance as presented. The motion passed unanimously. No one was opposed.

#### New Business

- Update on membership – Deans ZBA term expired and he will not be continuing. A letter of resignation has been received from David Costin. Douglas Summerton has been sworn in as a full member.
- Discussion on NHMA upcoming events. Wednesday, 9/13, There will be a Webinar regarding suggestions when voting on a Variance. On 8/16 there will be another about running effective public meetings.

#### Meeting Minutes of June 15, 2017

- The minutes were approved as written

#### Minutes from site visit July 15, 2017

- The minutes were approved as written

#### Correspondence/Reports

- Discussed bill from Keene Sentinel

#### Old Business

- Jason has spoken to Chris Madden of the Planning Board, regarding a joint meeting to discuss Stoddard's ADU.

A Motion was made by Franz to adjourn. The Motion was seconded by Richard. The Motion passed unanimously. The meeting adjourned at 8:45 pm. The next meeting will be Sept 21, 2016, at 7:30 pm, at the Stoddard Town Hall.

Respectfully submitted,  
Kathleen Ellis  
Secretary to ZBA