

Zoning Board of Adjustment meeting February 20, 2014

Submitted by zbachair on Tue, 02/25/2014 - 10:44pm.

Preliminary

Town of Stoddard

Zoning Board of Adjustment

Minutes of Meeting

February 20, 2014

The chairperson called the meeting to order at 7:33 pm.

Members Present: Chairperson Angel Nicoletti, Vice Chairperson Paul Krampfert, Peter Athearn, Richard Scofield, David Costin sitting in for Mario Zamaripas, Alternate Curt Taylor.

Members Absent: Mario Zamaripas, Alternate Ed Saleski

Also Present: Stoddard Compliance Officer, Harry Power, Selectman, Steven McGerty

Special Exception Hearing: Monadnock Boat

ñ Present: Brian Michaud, Realtor for Mr. Pratt, Mr. Shulman for Monadnock Boat, Abutters; Mr. Richer and Ms Elizabeth Lowell

ñ The Application for Special Exception was read by the Secretary.

ñ Mr. Shulman described his plan for the property. He stated the house on the property will be rented and the rest of the 2 acre piece will be used for boat storage, managed by his personnel. He mentioned the State has added a stipulation that the driveway be paved from Route 9, 20 feet into the property to accommodate the change in use from residential to residential/commercial.

ñ Discussion was held regarding the safety of the planned entrance, and all agreed that the owner's plan of Route 9 to be the entrance for the boats and Richer Road the exit is the safest.

ñ The abutter, Mr. Richer spoke regarding his concern of the use of the leach field for the house which is on the other side of Richer Road on Mr. Richer's property. He also felt the change in use from residential to commercial would affect future uses of the property. Mr. Shulman stated the use of the leach field is deeded to the owner. Mr. Shulman stated he gave Mr. Richer a copy of the deed to bring to council and he has offered to purchase that piece of land from Mr. Richer. Mr. Richer was advised that the issue of residential to commercial use is not something the Zoning Board deals with, and that the Planning Board would be involved there.

ñ Members were polled for a decision: Richard Scofield, Angel Nicoletti, Paul Krampfert, David Costin and Peter Athearn voted in favor of the Special Exception. None voted against.

Minutes of Previous Meeting

ñ Members asked that the following be added to the January Minutes: Brian Michaud showed the Board a Planning Board approval, dated January 2013, for the subdivision of Chet Pratt's property to Monadnock Boat, resulting in a 2 acre lot proposed for boat storage. Also mentioned was the date of the minutes be corrected to January 16, 2014. The minutes were accepted with the above corrections.

ñ Minutes for January site visit to Monadnock Boat property were accepted.

Correspondence

ñ Champney – Nothing received

Feb 20, 2013 pg 2

ñ Rodney Williams was present and asked what he needed to do to have a sign (2 x 3ft) to direct logging trucks onto Land Contractors property. He stated the truck traffic flow in and out of the property will be no more than it is currently. Logs have been stored on his property for many years. The

storage area is approximately 1,000 feet from the building. The sign will be to the east of where his equipment is currently store and will say Premium Log Yard with an arrow. He expects the sign will be there at least for a couple years but not forever. Harry Power spoke regarding his inquiry to the NH Legal Association regarding the issue of two companies utilizing the same property. Attorney Fillmore responded regarding a change of use on the property. He read her response to the Board. He stated our regulations do not address having more than one business at the same location. (A copy of the letter & response is on file with these minutes.) Discussion followed with Selectman McGerty, Mr. Williams and Mr. Power. Mr. Williams stated he stores logs on the property now and has off and on through the years. The Chairperson stated the issue before the Board was regarding a sign, and if it's size is 2 ft x 3 feet, no permits or approvals are necessary.

ñ Orr & Reno Statement was received

ñ Checked to assure the email from Matt Serge was received by members

Budget

ñ Copies of the budget were handed out to members. Each item was discussed. A decision was made to submit the budget as discussed.

Yearly Appointments

ñ Discussion was held regarding open positions within the Board. Officers are elected in July.

David made a motion to adjourn and Peter seconded the motion. The meeting adjourned at 8:50 pm.

The next meeting will be held at 7:30 pm, March 20, 2014, at the Town Hall.

Respectfully Submitted,

Kathleen Ellis

Secretary