

Town of Stoddard
Zoning Board of Adjustment
Nonpublic Session Minutes

Date: Thursday, April 26, 2018

Location: 980 Route 9, Stoddard, NH Tax Map 422, Lot 19

Members arrived on the site at 6 pm. The meeting was called to order by the Chairperson at 6 pm.

Members present: Chairperson Jason Kovarik, Angel Nicoletti, Doug Summerton, Franz Haas

Members excused: Vice Chairperson Curtis Taylor

The Chairperson made a motion for a Nonpublic Session, it was seconded by Franz. The motion was unanimously accepted. The reason to go into nonpublic session was to consider legal advice from the ZBA Counsel, Matt Serge. (RSA 91-A:3)

Members separated themselves from the public and entered into nonpublic session at 6:01 pm.

The Chairperson shared an email he received from the ZBA attorney Matt Serge stating the Shawvers do not need a Special Exception to convert an existing building into a dwelling on the family property. Section 3A of the CPO allows one dwelling per lot except in the case of multi-family developments, which is the case here. Section 3E allows for conversion of an existing structure as long as it has no more than two bedrooms and the septic system conforms to requirements specified by the N.H. Water Supply & Pollution Control Division.

The site visit will continue to assure only two bedrooms are designed and the living area is less than 1000 sq ft.

A Motion to leave nonpublic session and return to public session made by Angel, seconded by Doug and unanimously accepted.

Public Session reconvened at 6:05 pm.

Respectfully submitted,

Kathleen Ellis
Secretary to the ZBA