Preliminary

Town of Stoddard

Zoning Board of Adjustment

Meeting

July 21, 2022

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

Pledge of Allegiance was led by

Roll Call: Herb Healy, Franz Haase, Jason Kovarik, Bud Record

Alternate: Milosh Bukovcan

Members Excused: Doug Summerton

Others present

* None

Correspondence/Reports

* No budget available to review.
* Received Special Exception requesting permission to have a business in the rural zone, from Michael & Sarah Shawver. Needs a ZBA hearing, scheduled 8/18 and a Planning Board Site Review on Aug 2nd. Bud made motion for a ZBA site visit, Jason 2nd motion. Three members voted yes, 2 voted no. A site visit will be held. The secretary will contact Mr. Shawver to schedule the Visit after his Planning Board presentation and before the Zoning Board Hearing Meeting.
* Zoning Board Minutes of June 16, 2022 were amended. Bud made a motion to accept them as amended, Jason seconded the motion and all voted to accepted them as amended. Amendment: New Business, 3rd bullet corrected to read; Milosh was asked about his interest in becoming a fulltime member…

Old Business

* Milosh has been approved as an alternate by the Selectmen, and needs to be sworn in by the Town Clerk.
* Microphone for Secretary – purchased and in use.
* Re-visit of ZBA election procedure from June meeting. Our procedures say the Chairperson & Vice Chairperson will be voted in July. Franz made a motion that the Board makes an ex-post exception to the election procedures for the 2022/2023 operating year, and affirms the early elections voted at the June 19, 2022 meeting. Jason seconded the motion and all voted in favor.

New Business

* A proposed expansion of Town Clerk hours will include Thursday evenings until 8 pm. Neither the Town Clerk nor Town Administrator have responded to Herb’s request to discuss the change. The Zoning Board will work to accommodate the change, as the time will overlap our meetings and hearings by a half hour.
* Review of ZBA procedures regarding Special Exceptions as required in Article IV, Section 1 of the Town CPO. (Commercial & Industrial uses within the Rural Zone) The Ordinance states approval by the ZBA is to be based upon adequate off-street parking, no nuisance to the neighborhood do to: lighting, dust, noise, smoke, odor or other public hazard, as listed in the town Ordinance. Members discussed the definition of a “home occupation”.
* Review of Wetlands Conservation District Ordinance (Article XII of Town CPO). Special Exceptions from the ZBA are required for a use otherwise not permitted in the Wetland District. Members were made aware that Article XII, Section 1 of the Town ordinance defines wetlands as including all surface waters. Section 6 provides that a buffer strip of natural vegetation of not less than 50 feet shall be retained to maintain the integrity of the wetland. Legal counsel from the NH Municipal Association stated that RSA 43-B 8i, provides that municipal regulations can require more restrictive regulations than the NH DES. Owners must obtain permits from both the Town & NHDES prior to change in use. Feedback from members was that the Compliance Officer should be made aware of this.

Public comment – non-agenda items

* Jason announced the Stoddard Conservation Commission has been awarded a $600,000 grant toward the purchase of the Little Big Forest, a 40-acre forest with 4,000 feet along the shore of Highland Lake.

Adjournment

* Motion was made by Jason to adjourn, Bud seconded the motion. All were in favor. The meeting adjourned at 9 pm. Next meeting is 08/18/22 at 7:30 pm at the Stoddard Town Hall.

Respectfully submitted,

Kathleen Ellis

ZBA Secretary