**NOTICE OF DECISION – GRANTED**

**Town of Stoddard**

**Zoning Board of Adjustment**

**March 16,2023**

Case #2023-02

You are hereby notified that the appeal of Loren Patten and Sherry Williams for a **Special Exception** to construct a 11ft x 26ft deck on property located at 219 Eva Lane, Stoddard, NH in the Lake Zone, Map 121, Lot 09, regarding Article XII, Section 4 of the Stoddard Community Planning Ordinance, has been **GRANTED**, by the affirmative vote of at least three members of the Zoning Board of Adjustment.

The applicant meets the environmental conditions of the Wetland Ordinance as mentioned in Article XII Section 3.

Item 3A. The project does not diminish the capacity of wetlands to regulate surface water run-off. Item 3B. The project will have no effect on the natural wetlands which provide flood protection and natural habitats for wildlife.

These items have been met through the accepted approval of the NHDES Shoreland Permit by Notification # 2023-00468 and Forester, Geoff Jones, Chairperson of the Conservation Commission has submitted a letter from his inspection of the property stating “Because the shorefront is already highly altered, but stable, I don’t foresee any negligible impact to the water quality on shore front that this proposed deck would cause.” The deck is being built on rock outcrop and no heavy equipment will be used during construction.

Item 3C. The project will not cause unnecessary or excessive expenses to the town or other properties to provide and maintain essential services and utilities, which arise because of improper use of wetlands.

This item has been met as the road access to the house is at the front of the house and won’t be impacted by the project. Removal of unsafe stairs and construction of the deck will make easier access to the house by emergency personnel.

CONDITIONS: None

Herbert C. Healy

Chairperson, Zoning Board of Adjustment

The approval shall be valid if exercised within 2 years from the date of final approval, and shall not expire with 6 months after the resolution of a planning application filed in reliance upon this decision, as per RSA 674:33, IV.

Note: The selectmen, any party to the action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk, and Property Tax Assessor.