**NOTICE OF DECISION: SPECIAL EXCEPTION – APPROVED with CONDITION**

**Town of Stoddard Zoning Board of Adjustment**

 **Case No: 20230-0601 July 20, 2023**

**CONDITIONAL DECISION CHANGED TO FINAL DECISION**

At meeting on 10/25/23 Conservation Commission decided no Objection to the project.

You are hereby notified that the appeal of Robert Jalbert for a Special Exception to Article XII Section 3 of the Stoddard Community Planning Ordinance to seek relief to build a staircase and repair/replace a walkway to access existing dock within the 50’ buffer area of Island Pond on the property located at 781 Route 123 North, Stoddard, NH, Tax Map 131, Lot 13, in the Lakeside District, has been **GRANTED subject to meeting the Condition noted below,** by the affirmative vote of at least three members of the Zoning Board of Adjustment.

**Criteria 1.) Development of structures and land uses will not diminish the capacity of wetlands to regulate surface water run-off.** Applicant has an accepted Permit by Notification from the NH DES and is waiting for “no objections” from the Stoddard Conservation Commission

**Criteria 2.) Development of structures and land uses will not destroy the natural wetlands which provide flood protection and natural habitats for wildlife.** Applicant has an accepted Permit by Notification from the NH DES and is waiting for “no objections” from the Stoddard Conservation Commission.

**Criteria 3.) Development of structures and land uses prevent unnecessary or excessive expenses to the Town to provide and maintain essential service and utilities, which arise because of improper use of wetlands.** No impact is seen to EMS or Utilities. Project will facilitate access to that section of Island Pond if needed by emergency personnel.

**CONDITIONS: Subject to the Board receiving “no objection” from the Conservation Commission. This notification will be revised accordingly.**

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.