

Zoning Board of Adjustment Minutes of April 19, 2012

Submitted by zbasec on Thu, 04/19/2012 - 7:35pm.

Preliminary

Town of Stoddard

Zoning Board of Adjustment

Minutes of Meeting held April 19, 2012

Meeting convened at 7:35

Members attending: Acting Chairperson: Dennis Pellegrino, Paul Krampfert, Mario Zamaripas, Peter Athearn

Members excused: Angel Nicoletti, Ed Saleski

Alternates excused: Stephen McGerty

Correspondence:

Application for Special exception: Ken Holland

Bill from Attorney Matt Serge date Mar 31, 2012

Bill from Upton & Hatfield forwarded to Jim Coffee.

Minutes of previous meeting:

Dennis made motion to approve March minutes as read. Motion seconded by Peter

Athearn. Minutes approved as read.

Old Business

- Revisions to the Standard Rules of Order have been approved by the Board. Copies will be sent to all members, posted outside the town hall, on the ZBA web site and at the Town Clerks office. Copies will also be available at ZBA meetings.
- A bill from Attorney Matt Serge has been sent to the selectmen for payment.
- The Chairman asked Harry Power how the Zoning Board views the issue of building permits on undersized lots purchased prior to current zoning rules. Harry said it is an issue. Many homes in town currently exist on undersized lots and there exists many parcels sold years ago as building lots but are classified as undersized for building purposes by todays zoning standards. Dennis asked for a list of recommendations from the Zoning Board and precedents that exist to give the ZBA some ideas on where to stand. Regarding the small building lots, Dennis stated the priority of the ZBA is to preserve the lake and safety of people unless a hardship existed for the owner and it was the only place the person had to live.
- We have not received a reply to our letter sent to Eng. David Maxim asking him to be our RF expert for the AT&T case.

New Business:

- A motion was made by Paul to consider sending abutter notices with return receipt requested. The State Regulations do not require us to do so, however, many abutters have mailing addresses outside of town and the addresses are old. Sending the notices return receipt requested assure they receive the information. Mario 2nd the motion and it was approved by the Board.
- Steve McGerty has been appointed to the ZBA as an alternate. He has also applied to be a member of the Planning Board. There are currently 3 or 4 openings on the planning board.

Application for a Public Hearing:

- The Board met with Glenn Weber who represented Paul and Cheryl Dauphin regarding special exception for a setback for an addition to their home. Mark

Vitale represented the Vitale family as the abutter and spoke against granting the exception. Mr. Vitale stated the pin the surveyor used to produce the map submitted with the planned expansion had been moved prior to her survey and the property line as drawn was actually 5 – 6 feet onto his property, as was their current walkway, shrubs and gardens. Mr. Weber asked if it made a difference if the setback request was 21 or 16 feet. The Board felt there is an encroachment issue where the abutter has a complaint about the property line rather than the number of feet involved in the request. Peter made a motion to table the variance until both the Dauphin and Vitale families survey their properties to settle the issue between them and come back for a rehearing. Mario seconded the motion and the Board agreed.

- The Board received an Application for Special Exception from Kenneth Holland regarding property on Juniper Hill Rd and Route 9. They will be contacted with a time and date for a site visit prior to our next meeting.

A motion was made by Dennis to adjourn the meeting. Motion was seconded by Peter. Meeting was adjourned at 8:50.

The next meeting will be held Thursday, May 17, 2012 at 7:30 PM.

Respectfully Submitted,

Kathleen Ellis

Secretary