

STODDARD ZONING BOARD OF ADJUSTMENT MINUTES OF MEETING 5-19-2011

Submitted by stoddard on Fri, 05/20/2011 - 12:09am.

TOWN OF STODDARD ZONING BOARD OF ADJUSTMENT MINUTES OF THE MEETING HELD May 19, 2011 MEETING CONVENED AT 7:00 PM

Members Attending: Fred Ward, Ruth Ward, Beverly Power,
Richard Betz, Maureen Meyer, Richard Briere, Alternate.

Correspondence: Application for Alliance Energy (Mr. Mike's)
for Special Exception, email from Bev re: Alternates
appointments

Minutes of previous meeting: Fred Ward challenged the
minutes of May 5, 2011 meeting and presented additions he
wished to have incorporated. The board chose to add them to
the end of the presented minutes as the presented minutes
captured the essence Mr. Ward was clarifying. Maureen Meyer
moved and Richard Betz seconded to accept the above action,
the board agreed, with Fred asking that his clarification be
posted on the Town Web Site. It was agreed to post them.

Old Business: None

New Business: None

Application for Variance: 7:15 PM - Public Hearing on a request from Natalie & Daniel McDonald for a variance to Article 111, Section 4A a-1 of the Community Planning Ordinance to permit the construction of a deck with less than 50 feet of setback from the water line, at 59 Porterfield Road, Stoddard, NH (Tax Map # 114, Lot # 6).

The board conducted a site visit at 6:30 PM.

The Public Hearing opened at 7:15 PM with Mrs. McDonald explaining her proposal.

Fred Ward expressed concern on the drainage that will occur from the driveway, roof and deck.

Richard Betz said that the DES has viewed the house, making a site visit prior to construction of the replacement house, on the former house's footprint. They approved the deck being added.

Ruth Ward read RSA 483-B:9 d1 regulating silt and run off prevention during construction and afterward.

Richard Betz asked if the RSA rules include controls after construction. He suggested the board have Carl Hagstrom review the conditions of run off.

Maureen Meyer felt the state's recommendations made the state comfortable with the approval.

The board decided to grant provisional approval subject to the engineer, Carl Hagstrom, addressing siltation and drainage control, including the driveway, roof and deck.

Natalie McDonald said the house has already been approved and is a big improvement over the old, poor repair house, and

the deck will be constructed with gaps between each flooring board. She also said they have been extremely mindful and have always had a concern for the Highland Lake water quality. Maureen Meyer pointed out that the matter before the board is just the deck, as the house and driveway already exist.

Beverly Power and Richard Betz agreed.

Natalie McDonald said they have been fighting drainage issues ever since they have owned the property.

The board expressed concern that the Engineer, Carl Hagstrom, had not clearly defined the actions to be taken to prevent runoff from the deck to reach the lake. After extensive discussion, it was agreed to ask Mr. Hagstrom to present recommendations to remediate the danger of run off and to ask the applicants to sign off that they will incorporated the remediation in the deck construction process.

The ZBA will issue a final approval upon receipt of Mr. Hagstrom's review of erosion control measures and upon completion of those recommendations.

It was further decided that the approval would be granted and the Compliance Officer would determine the implementation of the recommendations for remediation of run off.

Fred Ward moved and Maureen Meyer seconded to close the public hearing at 8:30 PM, the board approved.

The Finding of Fact forms were completed with the following conditions being attached to the approval:

1. This application is approved subject to Carl Hagstrom reassessing the run off from the deck, making written

recommendations to remediate the run off. Carl Hagstrom is to send a letter to the applicant, with cc to the ZBA with said recommendations. The applicant agrees to implement all of Carl Hagstrom's recommendations, sign and return a copy to the ZBA secretary.

2. This deck will remain an open deck and will not be roofed or enclosed.

3. The Compliance Officer shall be notified when the recommendations have been completed.

4. This variance approval is effective for one (1) year from the date of approval.

Application for Special Exception: None

Adjourned: Beverly Power moved and Ruth Ward seconded to adjourn at 8:50 PM, the board agreed.

Respectfully submitted,

Patricia E. Putnam
Secretary

These minutes of the Town of Stoddard Zoning Board of Adjustment have been recorded by the Board Secretary.

Though believed to be accurate and correct, they are subject to additions, deletions and corrections by the Committee members at the next meeting when the Committee votes its final approval of the minutes. They are being made available at this time to conform to the requirements of NH RSA 91-A:2.