

# **Zoning Board of Adjustment meeting June 20, 2013**

Submitted by minutes on Thu, 06/20/2013 - 1:38pm.

Preliminary

Town of Stoddard

Zoning Board of Adjustment

Minutes of Meeting June 20, 2013

Meeting convened at 7:30 p.m.

Members present: Chairman – Angel Nicoletti, Vice Chair – Paul Krampfert, Mario Zamaripas, Peter Athearn, and Edmund Saleski

Alternates present: David Costin and Richard Scofield

Members Absent: None

Minutes of previous meeting

- A motion was made by Paul Krampfert to accept the minutes of the May meeting as written. The motion was seconded by Angel and unanimously approved.

Correspondence

- Statements from Upton & Hatfield

- Letter and email from Fred Ward requesting information on the AT&T case from October 2011 forward.

#### Hearing for a sign Variance for Chessie Holdings LLC., dba Monadnock Boat

- The Board members each had copies of the application, map and pictures supplied by Mr. Shulman. The Secretary read the application for the Variance and how it was noticed.
- Mr. Shulman represented Monadnock Boat and presented the plan for a new sign to go on the building in the same place a sign had been under the previous owner. The new sign will be lighted by downward facing lights. A question regarding whether lighted signage was approved under the previous property owner was raised. However, information regarding that issue was not found in the previous records. No one responded when Angel asked if anyone present had anything to say about the application. Angel suggested each Board member present, study the requirements for variances and write their statement of reasons to assure the decision is well documented. The decision will be rendered at the continued hearing on July 18<sup>th</sup>.
- Mr. McGerty stated he feels the process regarding the sign is being drawn out unnecessarily. Angel replied stating it is not as easy as polling the members. The request asked for goes against the Community Planning Ordinance and the decision must be well documented to stand up. She apologized for the delay to Mr. Shulman.

#### Hearing for lot line adjustment Variance for Natalie Osborne

- The Board members each had copies of the application and map. The Secretary read the application for the Variance and how it was noticed.

- The Board had a Site visit of the lot on June 13<sup>th</sup>. Ms. Osborne emailed the Board stating she is unable to attend this meeting. The Board had questions regarding the Variance and will continue the hearing on July 18<sup>th</sup>.

#### Hearing for setback Variance for Mr. Bartolotta

- The Board members each had copies of the application, map and pictures supplied by Mr. Powers the Town Compliance Officer. The Secretary read the application for the Variance and how it was noticed.
- David Bergeron of Brickstone Land Use, presented information for the variance. Mr. Bartolotta was also present. Information from the presentation included: The shed is to be 96 sq. ft. and set on a gravel/stone base and proposed to be 8ft from the property line. It is planned to be on the 50 ft line from the lake. It is 15 feet from the right away from No. Shore Rd. and is within the tree line. The shed is 65 - 70 ft from any other wetland and the lot is .7 acres. Having the shed in another location on the lot would block the view from the road and house.
- Angel asked if there was anyone present with comments on the project. Mr. & Mrs. Hamilton, abutters, stated neither of them is opposed to the shed, and it actually will enhance their privacy. They presented a letter from Tracy Turcotte, another abutter, who stated the same.
- Mr. Bartolotta gave his permission for Board members to stop by individually to view the site. The site has been staked. A decision will be rendered at the continued hearing date on July 18<sup>th</sup>.

#### Hearing for a setback Variance for Mr. Busto

- The Board members each had copies of the application, map and pictures supplied by a Board Member from his site visit. The Secretary read the application for the Variance and how it was

noticed.

- Mr. Busto was not present at the meeting. However, all Board members and alternates had viewed the site individually and the Abutters present at the previous meeting had no objections.
- Members filled in the Worksheet Statement of Reasons for Variance and voted on the issue. Ed Saleski, Angel Nicolette, Mario Zamaripas and Paul Krampfert voted to approve the Variance. Peter Athearn abstained, stating that he felt all cases should have the same paperwork requirement filled out prior to voting. A plan to streamline the decision and paperwork process acceptable to all members will be on the next meeting agenda.

### New Business

- Acting on a request from the ZBA, Compliance Officer Harry Power took pictures of the signs that are at Mr. Mikes. The Board would like to have them presented to the Selectmen. The placement and signs themselves are not of a tasteful nature. The Board has another business coming before them requesting a single larger sign of more tasteful nature. The addition of these signs at Mr Mikes puts the ZBA, which has no enforcement authority for the CPO, in a bad position and makes our job difficult. Mr. Power stated the ZBA has a right to bring the issue up before the Select Board.

### Old Business

- A decision has been reached in the AT&T case. AT&T will withdraw their application for a tower on Melville Hill without prejudice. There is a pending legal issue with the Indian Nation regarding that site that would have to be resolved prior to AT&T coming back to the Town for a new application for the same site.

A motion was made by Peter Athearn to adjourn the meeting. The motion was seconded by Mario Zamaripas and the meeting adjourned at 9:25 p.m.

The next meeting will be July 18<sup>th</sup> at 7:30 pm at the Gould House.

Respectfully Submitted,

Kathleen Ellis