

# **ZONING BOARD OF ADJUSTMENT MEETING MINUTES OF 10-17-2013**

Submitted by stoddard on Wed, 10/23/2013 - 11:24am.

Preliminary

Town of Stoddard

Zoning Board of Adjustment

Minutes of Meeting

Oct. 17, 2013

Members Present: Angel Nicoletti, Chairperson, Paul Krampfert, Vice Chairperson,  
Peter Athearn,

Richard Scofield, David Costin taking Mario's place

Alternates present: Edmond Saleski

Members Absent: Mario Zamaripas

Also present: Harry Power Compliance Officer

Review of September Minutes

- Dave Costin moved to accept the minutes, with spelling corrections made.  
Richard Scofield seconded the motion and the Motion carried.

## Correspondence

- Received and reviewed a departmental Year to Date Budget Summary of our account.
- Angel mentioned the bill from 9/17 from Attorney Bradley did belong to the ZBA.
- Received and reviewed statements from Orr & Reno and from Upton & Hatfield .
- Received an Application for a Variance regarding setbacks for a workshop on property owned by Stephen Jarvis on Shedd Hill Road.
- Received an Application for a Special Exception from Greg and Joann Bartolotta for a reduction in the Wetland Buffer for the construction of a garage on North Shore Road.
- Received an Application for a Variance from Greg and Joann Bartolotta regarding setbacks for a construction of a garage on North Shore Road.

## Continuation of Hearing on Variance: Ms. Natalie Osborne

- Richard Scofield made a motion to send Ms. Osborne a letter requesting 3 conditions, with documentation, to ascertain that the resulting Lot 27 would be a buildable lot prior to granting a variance for a lot line adjustment that would reduce lot 27 to 1.21 acres. The documentation needed is; a survey of the new lot, results of a test pit and a letter from the mortgagee (bank) agreeing to the lot line adjustment. The motion was seconded by Paul Krampfert. When asked for any objections, Peter Athearn voted no on setting conditions on the variance. The majority ruled and the motion was accepted. The hearing will be continued upon receipt of the above mentioned documentation.

Angel made motion to adjourn the meeting. The motion was seconded by Paul. The meeting adjourned at 8:42 pm.

The next ZBA meeting will be held Nov 21, 2013 at 7:30 pm. at the Town Hall.

Respectfully Submitted,

Kathleen Ellis

Secretary