

Town of Stoddard  
Zoning Board of Adjustment  
Minutes of Meeting March 22, 2018

The meeting was called to order by the Chairperson at 7:30 pm.

The Pledge of Allegiance was led by Jason Kovarik.

Members present: Chairperson Jason Kovarik, Vice Chairperson Curtis Taylor, Angel Nicoletti, Franz Haase, Doug Summerton

Members absent:

Alternates present: Richard Scofield

Others present: Compliance Officer Harry Power, Glenn Webber

#### Hearing

- Variance hearing for Mr Prescott:

The Chairperson gave an overview of the Hearing Process. Mr. Webber introduced himself and spoke for the applicant, Gregg Prescott (letter granting Mr. Webber permission to speak for Prescott is on file). He explained the proposed project as construction of a 30'x26' garage that will be 15' from the neighbors property line, and off the shared driveway with that neighbor (Kennedy). Jason asked if the location is the best site for a garage. Mr. Webber responded that the proposed location is at the widest part of property and that the applicant wanted it close to the house. The next best spot would be by the road about 300' from the house. The septic is in front of the house making it impossible to attach it to the house. The neighbor that abuts the property and shares the driveway was heard to say he approves but provided no written proof of approval or disapproval of the plans. He has signed the receipt of Notice of the Site Visit and the Notice of Hearing but is not in attendance. Mr. Webber also stated that the roof may be shingles and runoff will go into gravel three feet deep around the foundation. No plumbing or heating systems were in the plans but the building will have electricity and overhead storage.

- Chairperson closed the hearing at 7:44. After a discussion of the *five criteria* for a Variance, Doug made a motion to grant the variance with conditions. Angel seconded the motion. Doug then amended his motion to grant the variance for the project without conditions, as described above. Angel seconded the Amendment. The Chairperson asked for further discussion, and there was none. A vote was taken with Doug, Franz, Curtis, Angel and Jason all voting in the affirmative to Grant the Variance.

#### New Business

- The ZBA has two openings for alternate members as Richard has stated he will not run

again. Curtis's term is also up and he has agreed to stay on the Board.

- The Board received a Special Exception to amend a building permit for a garage to include a residence from Michael Shawvers. Hearing date for the above is April 19<sup>th</sup> at 7:30pm.

#### Approval of Minutes

- Franz made a motion to accept the Meeting Minutes for Feb. 22, 2018 with one correction. Jason seconded the Motion and the minutes were accepted.
- Franz made a motion to accept the minutes from the Site Visit of March 10, 2018 as read. Curtis seconded the motion and the motion passed.

#### Correspondence/Reports

- Review of ZBA monthly bills

#### Old Business

- Members signed up for the Spring NHMA event
- Update on Court case's

A Motion was made by Doug to adjourn the meeting. The Motion was seconded by Franz. The Motion passed unanimously. The meeting adjourned at 9:10 pm. The next meeting will be April 19, 2018 at 7:30 pm at the Stoddard Town Hall.

Respectfully submitted,

Kathleen Ellis  
Secretary to ZBA