

Town of Stoddard
Zoning Board of Adjustment
Minutes of Meeting June 16, 2016

The meeting was called to order by the Chairperson at 7:30 pm.
The Pledge of Allegiance was led by Harry Power.

Members present: Paul Krampfert, Curtis Taylor, Angel Nicoletti and Ed Saleski sitting in for Richard Scofield, David Costin

Alternates present: Dean Huber, Richard Scofield

Others present Abutters: Charles Chandler & Ruth Athearn, Applicants: Diana & Stephen Rokes

Hearing Stephen and Diana Rokes – Case 2016 – 06

- The Chairman stated Richard Scofield has changed status from a regular member to alternate member. He then asked Ed to sit in for Richard as Ed was at the Site Visit.
- The Secretary read the Hearing Notice. Paul noticed there was no contractor present. Mr. Rokes stated his contractor could not answer questions regarding the waste. Mr. Rokes called Monadnock Disposal Services himself and was told the debris will be removed and sorted at the solid waste station.
- Charles Chandler, an abutter, stated he informally agreed to a foot or so intrusion onto the setback. He stated he has no objection to Mr. Rokes plans for a three foot intrusion.
- The Chairman asked if there were any further questions from the Board. Curtis was satisfied that the waste would be handled appropriately. Angel had no comments. Ed said he thought he had a good plan in improving the property and had no other comments. Dave had no comments.
- The Chairman asked for any questions or discussion. Dean asked if the fire dept would be able to practice force-able entry and venting on the building. Stephen said they were in contact with the department but are under a time crunch to move items out this week. The contractor is scheduled to arrive on Friday to begin demolition, so there wouldn't be time for fire fighting practice.
- The Chairman, seeing there was no further questions or discussion, called for a motion. Curtis made a motion to grant the variance. Dave seconded the motion. All members voted in favor of granting the Variance. Paul stated, being that all are in agreement and there are no conditions, this Variance is Granted.
- Paul explained to the Rokes the ZBA procedure regarding picture taking of the project, both prior to the work and in 6 months. Mr. Rokes volunteered pictures of the property and the property lines as they were drawn at the time of the site visit and will send us those pictures. Harry stated Mr. Rokes has permission from the Selectmen to go ahead with construction even though the permit won't be ready until the end of the month.
- Paul closed the Hearing.

New Business

- Update on Court Proceedings (Ward case) The schedule for the proceedings has been moved to June 27th at 1pm
- Webinars are available to members for training on June 8th, June 10th and June 16th. We had good attendance at the June 4th OEP Conference and picked up a new ZBA Handbook.

- Paul announced that Richard's status as a member has been changed to that of an alternate member. Angel has been sworn in.

Minutes of the ZBA Meeting on May 19, 2016, were approved as written
Minutes of the Site Visit on June 11, 2016, were approved as written.

Correspondence/Reports

- Review of the May budget and bills – The bills for litigation are currently on our Budget. After July 1, 2016, they will be included on a new budget item in the Town's Budget.

Old Business

- Forms: Paul suggested we wait until next month for the legal advice on the new forms. He would like to include the worksheets members use also, sending Matt the total package for approval prior to being put on the town web. Paul asked for Discussion. He will research other town web sites to see what styles are being used. Richard suggested contacting the Municipal Association also, for examples of forms. The Secretary will send Paul the new forms and worksheets via email.
- Notice of Decision/Compliance Draft Procedure change. The Selectmen have authorized Harry to view sites and take pictures at the request of the ZBA. Paul suggested ZBA members take pictures at 6 months on the cases that have no conditions and ask Harry to do the pictures for those cases that have conditions added to the Decision Granted. The ZBA will let Harry know by email when he will be needed and will copy the town Administrator on that email. Paul will change the verbiage on the new Granted Decision forms regarding photographs.
- Discussion and explanation regarding Attorney Bill Change Impact (Made by Town of Stoddard effective 7/1/2016)
- Paul asked if there was anything more that needs to come before tonight's meeting. Harry suggested investigating ZBA assignment of responsibilities, as he finds them very limited. Paul stated he will review them as written in the updated OEP Handbook.

A Motion was made by Curtis to adjourn. The Motion was seconded by Angel. The Motion passed unanimously. The meeting adjourned at 8:20 pm. The next meeting will be July 21, 2016 at 7:30 pm at the Stoddard Town Hall.

Respectfully submitted,
Kathleen Ellis
Secretary to ZBA