

Town of Stoddard  
Zoning Board of Adjustment  
Minutes of Meeting September 15, 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, David Costin, Richard Scofield  
sitting in vacated regular member position

Alternates present: Ed Saleski, Dean Huber

Others present: Harry Power, Diane Avera -Applicant

#### Hearing

- Application for a Variance and Special Exception concerning Article XII Sections 1 – 6 of the Stoddard Community Planning Ordinance. Diane Avera introduced herself to the members and explained their plans for the property. They will be putting in an upgraded 2 bedroom year round septic system, take down a shed and put in a frost wall in it's place to create a new living space. The current deck will become an enclosed porch while a portion of the deck will remain as a deck. They are in the process of applying for a mortgage and would like to move things along to obtain a descent rate from the bank. Harry stated a building permit will be issued as soon as the necessary permits from NH DES and PUC are received. Paul explained the ZBA process and approximate time-line to Mrs. Avera. A Site Visit is planned for Sunday, Oct. 2, 2016 at 11:30 am. Paul stated this Hearing will be continued on Thursday, Oct. 20, 2016 at 7:30 pm at the Stoddard Town Hall.

#### New Business

- Update on Court Proceedings: The Superior Court denied Mr. Ward's appeal for a rehearing. He can still appeal to the NH Supreme Court.
- Harry presented a Variance application for Laura Dougherty & Michael Lebo who want to put up a garage involving a set back issue. Their Hearing is scheduled for October 20<sup>th</sup>.
- Paul spoke about an incomplete application for a variance received from Dean Dorman and Jan McGonagle. The ZBA secretary contacted the applicant letting them know they need a building permit. Harry will contact Mr. Dorman regarding needed permits before the application appears before the Board. Paul asked Harry to ask the applicant to use stakes to mark the location of the garage.
- A NHMA 2016 Municipal Law Lecture Series – Sept. 14, 21 and 28 @ Antioch College was recommended to members.

#### Minutes of ZBA meeting 8/18/2016

- Paul made a motion to accept the minutes as complete. David 2<sup>nd</sup> the motion. The Minutes were accepted as written.

#### Correspondence/Reports

- Paul reviewed the ZBA budget to date with the members.

## Old Business

- Forms Work update: Equitable Waiver and Variance forms are complete! Matt recommended adding “Explain why you feel the decision is wrong” to the Appeal for Administrative Decision form. The Special Exception form is out dated as written within the Community Planning Ordinance and needs to be updated by the Planning Board prior to the ZBA amending the form. Paul will bring this to the Planning Board's attention.
- Update on holding meetings on an “as needed” basis: Paul reported on his research and suggested setting meetings every other month would be more efficient than on “as needed” basis. Notice would be posted on the Town Web with the Secretary as the contact person and Special Meetings could be called if needed. Discussion was held and the group agreed to try every other month to see what traffic is generated. A motion was made by Richard to start holding ZBA meetings every-other month beginning January 2017, and to continue for a year to monitor the efficiency. Curtis seconded the motion. All voted in favor and the motion was accepted.
- A ZBA member will attend the next Planning Board Meeting as it may involve updating Signs and the new ADU mandates.

A Motion was made by David to adjourn. The Motion was seconded by Richard. The Motion passed unanimously. The meeting adjourned at 8:45 pm. The next meeting will be Oct 20, 2016 at 7:30 pm at the Stoddard Town Hall.

Respectfully Submitted,

Kathleen Ellis  
Secretary to ZBA