

Town of Stoddard
Zoning Board of Adjustment
Minutes of Meeting April 16, 2015

Meeting Called to Order by the Chairperson, at 7:30 pm.
Pledge of Allegiance led by the Chairperson.

Members Present

- Chairperson Paul Krampfert, Vice Chair Curtis Taylor, Richard Scofield

Members Absent

- Angel Nicoletti

Members Excused

- Edmond Saleski, Alternate

Others Present

- Town Compliance Officer Harry Power, Selectmen Steven McGerty, Planning Board Representatives Dale Smith and Dean Huber

Approval of Minutes of Meeting March 19, 2015

- Paul made motion to accept the minutes with a correction to grammar. Curtis seconded the motion. The minutes were accepted with the correction.

Correspondence/Reports

- Bill from Upton & Hatfield - The bill was accepted by the Board.
- Special Exception received from Global Montello Group Corp. (formerly Mr. Mike's)

Old Business

- Cell Tower Discussion/Review

Discussion focused on what the ZBA's procedure will be going forward. To date, the ZBA has had no further correspondence with the company since their presentation at our last meeting. Our next step is to answer the question, "is the new pole, at 199', considered significantly different than the original pole on the previous design, at 150'?". Paul will research the previous records and forward them to our attorney for the answer, which will help us to direct the applicant and determine the ZBA's plan of action.

- Mr. Mike's (Global Montell Group Corp.) Discussion

Members will receive a copy of the application tonight. After speaking with the Contractor and sharing that we are currently a 4 member board and that any decision may result in a deadlock vote, they have asked to hold off on any hearing until a fifth member is present. Paul will contact the Contractor to let him know our fifth member is scheduled to return the first week of May.

Paul explained the ZBA would see this project as an expanded use of the property and our assignment is to determine that there will be adequate parking and no nuisance to the neighborhood which would include noise, dust, smoke, odor, illumination or other hazard to public health. He also mentioned the applicant has indicated they would like an accelerated site visit prior to our May Board meeting.

After discussion on the matter, Paul made a motion to hear Mr. Mike's request for a Special Exception at the May meeting and have the Applicant present his plans to the public there. We will have a full board at that time, and a date for a site visit can be chosen at this meeting. A discussion on the site visit and perhaps an answer for the applicant will be held at the following month's meeting. Dick seconded the motion, Curtis voted in favor and the motion passed.

- Discussion on ZBA members attendance to training workshops in Keene in April and in Concord the first week of May.
- Paul proposed wording to be added to the ZBA Rules and Procedures to officially include pictures, taken prior to and after projects, as part of the ZBA record. This would add two new items to the document: G.) Pictures will be taken at the time of the site visit and will be printed to be part of the project file. H.) A follow up site visit will be scheduled and pictures capturing the changes will be taken. The printed pictures will be made to be part of the projects file and inserted next to the pre-work pictures. Members agreed to the proposed addition and wording.
- Paul reported on cuts to the ZBA budget.

Hearings

- None scheduled

New Business

- Items to work on at the next meeting: Update of the Applicants Check List and old application forms and get them on the new web site. Also discussed the value of adding a statement highlighting the fact that the members of the ZBA are volunteers.
- Mr. Ward had questions regarding a statement read by Mr. Stymist at our last meeting.

Adjournment

- Paul made a motion to adjourn the meeting. Dick seconded the motion and the motion carried. The meeting concluded at 8:38 pm.

The next meeting will be held Thursday, May 21, 2015 at the Town Hall at 7:30pm.

Respectfully submitted,

Kathleen Ellis
Secretary