

Town of Stoddard  
Zoning Board of Adjustment  
Minutes of Meeting April 18, 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:

Others present: Compliance Officer Harry Power, Michael Shawver, Sarah Shawver, Mrs. Daniel Shawver, Cheryl Lund – Lund Trustee

### Hearing

- Michael and Daniel Shawver, Application for a Special Exception concerning Article III of the Community Planning Ordinance.
- Applicant proposes to amend Building Permit #2017 – 17, to include construction of a dwelling on the property. The property is located at 980 Route 9, in Stoddard, NH Tax Map #422, Lot 19 in the Rural district.
- The Secretary read the application and where the notifications for tonights hearing were posted.
- Michael Shawver, the applicant, stated the current garage is 24 ft by 40 ft. The dwelling will be above the current garage and will contain four bedrooms. He has a state approved septic design. (Harry gave the septic design # ECA2018032106.) He plans to tie into a well already on the property. The garage is 300' from the dwelling that is currently on the 16 acre property and is occupied by the applicants brother. The applicants parents (Mr & Mrs Daniel Shawver) currently own the entire property.
- Chairperson read the current ADU and proposed ADU requirements to the audience. Michael states he would rather have the 2 dwellings on the one lot and not have it considered an ADU and not have the lot subdivided.
- Franz stated the Stoddard CPO states multifamily dwellings can be on the same lot, given that the lot is large enough. The Chairperson will check if the ZBA has the authority to grant two dwellings on the same lot.
- A site visit will be held on Thurs, April 26<sup>th</sup> at 6pm.
- The Chairperson continued the hearing until May 17, 2018 at 7:30 at the Stoddard Town Hall.

### New Business

- Update on Court Dates: The Stuckey Hearing is scheduled for June 5<sup>th</sup> at 9am, at Superior Court on Winter Street in Keene. The Hayes Hearing is scheduled for July 6<sup>th</sup> at 9am, at Superior Court on Winter Street in Keene.

- Angel, Jason, Doug, Kathleen and Franz are going to the 24<sup>th</sup> Annual Planning & Zoning Conference sponsored by the Office of Strategic Initiatives for training this month.

#### Minutes of March 22, 2018

- The minutes were unanimously approved as written.

#### Correspondence/Reports

- Reviewed ZBA budget to date
- Reviewed all other bills

#### Old Business

- None

A Motion was made by Doug to adjourn. The Motion was seconded by Angel. The Motion passed unanimously. The meeting adjourned at 8:40 pm. The next meeting will be May 17, 2018 at 7:30 pm at the Stoddard Town Hall.

Respectfully submitted,

Kathleen Ellis

Secretary to ZBA