Preliminary

Town of Stoddard

Zoning Board of Adjustment

Minutes of
Site Visit on July 30, 2026

Applicant: Noreen and Raymond Durand
Location: 437 Route 123 N, Stoddard, NH, Tax Map 135, Lot 017

The Chairman called the meeting to order at 7:00 pm
Roll Call:

- Members present: Franz Haase, Loren Patten, Bud Record, Doug Summerton, Herb Healy
- Alternate Member excused: Milosh Bukovcan
- Members Excused: None
- Others present: Harry Power - Compliance Officer; Noreen and Raymond Durand – Applicants; Dennis Clark - Abutter.

Review of Notice
You are hereby Notified of a **Public Site Visit** to be held on the property of Noreen and Raymond Durand at 437 Route 123N in Stoddard, NH at 7:00 pm on July 30, 2026, for purposes of fact finding with respect to a request for a Variance for construction of a garage within 10 feet of the property line at 437 Route 123 N, Tax Map 135, Lot 017, in the Lake District of Stoddard. This Site visit constitutes a Public Meeting and the Public is welcome to attend. All should understand this is not a Hearing and only questions of understanding will be allowed.

1. The Chairman reminded attendees that only questions of understanding will be allowed, then asked the Applicant (Ray Durand) to explain the project.
2. Applicant showed the planned building site on the property which was marked with blue stakes. It will be 20 ft. wide x 26 ft. length. It is on the northern side of the existing cabin on the property, and will be 10 feet from the boundary line of the abutting lot to the north, which the Applicant also owns. Currently a fence straddles the boundary line and will be removed during the construction.
3. Applicant responded to various questions from members and the abutter:
    a. Applicant stated he wanted the building as far back from the road as possible to maintain the character of the neighborhood. The property extends 200 feet from the road and rises sharply up a hillside beginning at the rear of the project site. The abutting lot adjacent to the site extends 100 feet from the road.
    b. Applicant explained the septic tank for the property runs along the north side of the cabin and the outside edge of the tank will be approximately 5 feet from the southern edge of the proposed garage.
    c. The Applicant has a Permit by Notification from NHDES #2026-01786, which contains the conditions that must be met for construction to occur.

d. Applicant explained there is currently a drain pipe in the area of the project for runoff that leads to a culvert under Rt 123. The drain is to be replaced by a reconfigured system to include one pipe on each side of the building that will funnel into the existing drainage to the culvert for water runoff including that from the roof of the building.
e. Applicant stated the current plan is for entrance to the garage/building to be from the abutting Lot 447, but entrance can be changed to Lot 437 in the future.
f. Applicant stated there will be a concrete wall on the back side of the building, and the concrete floor will have four (4) foot frost walls, and that the State was aware of this design.
g. Both Applicants stated the building will not be heated.

The Chairman asked if anyone has further questions. There were none.
Motion made by Doug, second by Bud to close the meeting, all were in favor.
The visit ended at 7:18 pm.
Attendees were advised the Hearing on this project would take place this evening at the Town Hall at 7:30pm.

Respectfully,
Kathleen Ellis