

# NELSON ZONING BOARD OF ADJUSTMENT MEETING

## Minutes

**Date & Time meeting Convened:** June 13, 2012 7:00 PM

**Location:** Nelson Town Hall

**Board Members Present:** Richard Popovic, Chairman, John Cucchi, Michelle Lange and Jason Walter. Meeting called to order by Richard P.

**Others present:** Michael Iselin, Walter & Virginia Rohr

**Old Business:** Richard P. read the minutes from the May 16, 2012 meeting and made a motion to accept. 2<sup>nd</sup> by John C. Unanimous vote to accept.

### **New Business:**

Certified letters were sent to the seven listed abutters. Meeting notices were posted on Town Boards; legal notices in Keene Sentinel 6/1, 6/2, and 6/3/2012 . Richard P. read the rules for this hearing.

Mike Iselin spoke to the board in regards to his request for a variance from article 3 section 2. He discussed the specifications of the new barn that he is proposing to build on the same foundation of the previous barn which is 10 feet closer to the road than permitted. This building will be for agriculture purpose only and not a dwelling for people. He also pointed out that he owns all of the land on both sides of the road around the barn, and that any future development of the surrounding land is restricted due to conservation easements, thus greatly limiting any potential negative impact the barn may incur.'

Walter & Virginia Rohr, the only abutters present are in favor of this variance.

Richard P. asked if there were any questions from the board:

John C. asked if the old foundation is in good condition. Answer: Yes, reinforced concrete.

After a brief discussion the ZBA board felt that there was a strong argument for granting this variance, that this was the best use of the land and the foundation. The Board voted unanimously on all five criteria.

Unanimous vote to adjourn at 7:15 pm

**Next Meeting:** Since no Hearings have been applied for at this time, no date has been set for another meeting.

Respectfully submitted,

Julia Lennon, Clerk

Date signed: \_\_\_\_\_

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