

# NELSON ZONING BOARD OF ADJUSTMENT

## March 28, 2013 Minutes

**Date & Time meeting Convened:** March 28, 2013 7:04 PM

**Location:** Nelson Town Office

**Board Members Present:** Richard Popovic, Chairman, Michelle Lange, Jason Walter and Peter Smith, Alternate. John Cucchi recused himself for the Stankevich portion of the meeting. Meeting called to order by RP at 7:04.

**Petitioners present:** Wendy Stankevich & Karen Castelli and Daniel Prawdzik.

**Old Business:** The minutes from the Jan 3, 2013 meeting were read, approved and signed. Peter Smith was thanked for his service as Alternate and since he has chosen to not serve again, he was dismissed.

**New Business:** Rich asked the board for their input concerning a request for a rehearing on the Stankevich case. There was none. Rich summarized the meeting that the board had had with town counsel, Gary Kinyon and expressed his opinion that a procedural error had been made at the first hearing. R. Popovic recommended that we grant a re-hearing. A motion was made that a re-hearing be granted. The motion was passed. The petitioners will be notified of the date after they submit their application.

Daniel Prawdzik had requested an informal meeting with the board. The Selectboard recommended that he appear before the ZBA. He presented to the board a comprehensive summary of his issues and questions about three dwellings on his property on Nubanusit Lake. He would like to modernize the site by accomplishing the following:

1. Extend the current boat house.
2. Rebuild the burned out barn and cellar of the house ("Flying Loon Farm") in the same footprint.
3. To tear down a non-functional cabin and rebuild it.

A discussion followed. DPrawdzik was advised to file three separate applications for his 3 variances and to apply for his permits.

Rich Popovic was voted in as chairman until 2014. He reminded board members of upcoming Planning Board and ZBA training and recommended attending. The board is in need of alternates.

The clerk was advised to check old minutes in regards to a ZBA meeting day and to update the application forms.

John C. discussed the possibility of changing the method of voting from the current five point system to an umbrella vote, citing sources at LGC who support the latter and stating that currently the votes can be confusing. Michelle L. mentioned that Gary Kinyon believed an umbrella vote offered the board less protection than a point by point vote. Richard P. recognized that the voting could go more smoothly and provided the rest of the board with a voting guideline information sheet provided by Gary Kinyon. He also said that the new application forms should help streamline the voting process in the future. Richard P. proposed to continue with the current point by point method, looking for improvements in light of the worksheet and new application, and revisiting the matter in a few months if board members feel there are still deficiencies in the process. The board agreed unanimously with this proposal.

A motion was made to adjourn the meeting by Rich at 8:30 pm and seconded by Michelle Lange.

No future meetings have been scheduled at this time.

Respectfully submitted,

Julia Lennon, Clerk

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

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