

NELSON ZONING BOARD OF ADJUSTMENT MINUTES

May 5, 2014

Meeting called to order at 7:15 pm by John Cucchi, ZBA Chair

ZB members present: John C, Dennis D, Bob Lenox and Ralph Castor. Also present was alternate Bob Jones.

April minutes were read, approved and signed.

New Business: Bean and Newcombe hearings

Old Business: Clarifying Bob Jones as alternate.

According to RSA 673:11 The chair designates and alternate and that alternates does not need to be sworn in. John Cucchi designated Bob Jones as alternate .

At 7:30 the meeting was closed and the Bean hearing was opened. John Cucchi read his overview of how the hearing would be conducted. Karen Castelli gave the clerks report. Mr and Mrs Bean presented their application to enlarge their screen house that presently sits on a deck and a footprint. The building was being cantilevered 3 ft over the present footprint back toward Granite Lake Rd. Bob Lenox asked if any new footing were being poured for the structure and Mr. Bean said no, but he may have to repair some of the footings that were already in place. The sink in the drawing was questioned by Bob Lenox as to where gray water would be addressed. It was clarified that they intended on using a holding receptacle for gray water like that of an RV. Both Bob Lenox and Ralph Caster wanted to make sure that silt construction fences were being used during the project. The hearing was closed to the public at 7:44pm. After discussion, Bob Lenox made motion to accept application with use of silt construction fence as a condition. Dennis Dellagrecia seconded the motion. The vote was 5-0 in favor of approval and the application was passed. At 7:52pm the Newcombe hearing was opened with the clerks report being read. John Cucchi read both Gleason letters, one addressed to ZBA and one to selectmen with her concerns about view and property value. Mr. and Mrs. Newcombe presented their case to tear down existing non conforming garage and rebuild making it slightly larger. Mr. Newcombe presented a picture taken from the corner of the Gleason porch. Mr. Newcombe stated he was going 4 feet higher on the garage but it would be well below the 40 foot restriction on height. Bob Lenox pointed out that the highest point of the garage would be moving over to the left. The structure would still be 30 feet from the lake but about 3 feet closer to the pin on the property line. After discussion the hearing was closed to the public at 8:24pm. Bob Lenox said he was amazed that none of the Newcombes vehicles have been

damaged by the snow plows since they can't park in their present garage that is and unsafe structure making the situation very unsafe. Lengthy discussion and diagram considering Gleason view concerns. An actual cutout of the approximate size of the new garage was placed on the picture Mr. Newcombe had taken from the Gleason porch and the consensus was that there would be a slight shift of the roof pitch to the left toward trees that block the view in the summer opening up slightly more of a view on the right. The consensus of the board members was that the Gleason view was mostly obstructed by the O'meara property directly across the street. They felt the property value would remain the same as their property was not changing and if anything there might be a reduction in the view tax, but it was tricky because this project was moving the view. Each of the 5 criteria was voted on and addressed. #1- Safety and a benefit to the town in higher taxes. #2 Yes- only encroaching on their own property. #3 Yes- opportunity to use their own property. #4 O'Meara property diminished more of the view than this project. #5 Newcombes have the right to use their property. Bob Lenox made motion to approve application as presented. Dennis Dellagreca seconded. Vote was 5-0 in favor of granting the approval.

Next meeting scheduled for June 2nd.

Ralph Cstor moved to end the meeting, Bob Jones seconded

The meeting was adjourned at 9:15 PM

Respectfully submitted

Karen Castelli
Zoning Board Clerk

Date signed:

John Cucchi,Chairman _____

Dennis Dellagrecca _____

Jason Walter _____

Ralph Castor _____

Bob Jones _____

Robert Lenox _____