

NELSON ZONING BOARD OF ADJUSTMENT MINUTES

November 29, 2016

Meeting called to order at 7:02 pm

ZB members present: John C, Dennis D, Bob Lenox and Phil Castelli

Also present were Martha Brown, Kyle Ridley, Skylar Main, Kyle Martin, Dylan Robarge, Jason Walter, Priscilla Walter, Jean Walter and Dawn Amer.

Minutes were read and approved.

Public hearing opened for Dawn Amer and Keith Martin at 7:05pm

Dawn Amer stated her case on why a setback variance would be preferable to building according to the zoning ordinance setbacks. It would allow following the contour of the land and have the least amount of impact on the soil sloping down to the wetlands. The property is 20+ acres with sufficient road frontage. Martha Brown asked to see where her property was on the map in relation to the Amer/Martin property. She stated she had no objection to the proposal. Priscilla Walter stated she was in favor of the project. Bob Lenox asked about a curb cut on Granite Lake Rd and Dawn replied that the driveway entrance already exists off Taylor Mill Rd.

- **Public hearing was closed at 7:22 pm**
- Five criteria discussed. Bob Lenox made a motion to accept the application as presented with the condition that no structure other than steps be within 28.5' of the street line. Dennis D seconded. Variance was granted. Vote 4-0

Meeting was adjourned at 7:40 PM

Respectfully submitted, Karen Castelli, Zoning Board Clerk

Date signed:

John Cucchi, Chairman _____

Dennis Dellagrecca _____

Phil Castelli _____

Bob Jones _____

Robert Lenox _____

