

## NELSON ZONING BOARD OF ADJUSTMENT MINUTES

June 6, 2016

Meeting called to order at 7:05 pm

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

Also present were Dan Prawdzik, Karen Tolman and Sue Turner representing Nubanusit Lake Assoc.

Minutes were read, approved and signed.

### **Public hearing opened for Flying Loon Farm at 7:10 pm**

- Opening statement regarding hearing procedure was read by Dennis D.
- Dan Prawdzik, trustee presented case for variance for Flying Loon Realty Trust to rebuild a 45x30 portion of building badly damaged in an 03 fire. Parts of the stone foundation remain which need to be removed and rebuild. The crumbling stone foundation is affecting the stability of the house that remains. Variance needed because the structure was not rebuilt within 3 years and does not meet the road setback requirements.
- Karen Tolman was in favor of the project and Sue Turner had no problem.

#### **This public hearing was closed at 7:25 pm**

- Bob Lenox made the motion to accept the application as presented. Dennis D seconded

Vote 5-0

### **Public hearing for Snowflake Realty Trust at 7:30pm**

- Dan Prawdzik , trustee presented case for a variance for Snowflake Realty Trust to build and accessory structure (1 story shed) state approved up tp 400 sq ft. Portion of the structure to be built on existing tent platform with additional platform needed. Variance needed because structure would not meet the setback requirements as it is 15' from the water. Setting back further to meet requirements would be disruptive as trees and hillside would need to be removed.
- Sue Turner asked where the person lives that wants this shed for his equipment. Dan answered that the person lives in another town and is just renting the docks and hopefully shed on this property.

**Public hearing closed at 7:55 pm**

- After discussion, Bob Lenox made a motion to continue the hearing for plans of the shed. Bob Jones seconded. Hearing continued to 6/12/16.

Vote 4-1

The meeting was adjourned at 8:20 PM

Respectfully submitted

Karen Castelli, Zoning Board Clerk

Date signed:

John Cucchi,Chairman\_\_\_\_\_

Dennis Dellagrecca\_\_\_\_\_

Phil Castelli\_\_\_\_\_

Bob Jones\_\_\_\_\_

Robert Lenox \_\_\_\_\_