

NELSON ZONING BOARD OF ADJUSTMENT MINUTES

November 7, 2016

Meeting called to order at 7:00 pm

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

Also present were Carolyn and Henry Angle, Mike Guida, Nat and Harold Roeder.

Public hearing opened for Eva & Harold Roeder III at 7:05pm

- Harold Roeder III was informed there were only 3 board members in attendance requiring a unanimous vote for approval. He was asked if he would like to postpone the hearing or move forward. He signed the quorum agreement to move forward with the 3 members present. Mr. Roeder proceeded to present his case , not meeting road frontage requirements (162.7' vs 200') for a 28x40 garage/apt he proposes to build on 3 acres across from his main property on Granite Lake Rd. He has all approvals necessary and has a filed right of way on Ron Ardrys property to use and improve Mr. Ardrys entrance for both properties. Because he would need to excavate the property to level it, he stated it would improve sight lines for abutters. He plans on leaving trees on the perimeter of the property and has marked all trees to remain with ribbon. Abutter Carolyn Angle asked if it would cause any drainage issues on their property which was addressed by Mr. Roeder to her satisfaction. No abutters had any objection to the variance.

This public hearing was closed at 7:25 pm

- Five criteria discussed. John Cucchi made the motion to accept the application as presented. Dennis D seconded. Variance was granted.

Vote 3-0

Zoning Board Meeting opened

Before adjourning the minutes were read and signed. There was a discussion on when to have the Amer/Martin hearing that had to be postponed due to an error in posting by the Keene Sentinel. Tentative dates of November 29th and December 5th were discussed with either working for the members present. Need to check with Edie to see if dates are available and advise.

Meeting was adjourned at 7:35 PM

Respectfully submitted,

Karen Castelli, Zoning Board Clerk

Date signed:

John Cucchi,Chairman_____

Dennis Dellagrecca_____

Phil Castelli_____

Bob Jones_____

Robert Lenox _____