

NELSON ZONING BOARD OF ADJUSTMENT MINUTES

June 4, 2018

Meeting called to order at 7:05 pm

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

Also present Len Pagano, William and Barbara Boger, Amy Whitney, Gary Robinson and Jay Giffin.

Public hearing opened for Amy Whitney & Gary Robinson at 7:45pm

Gary Robinson presented his application for a variance from article 3:5 of the zoning ordinance (lacking 45' of required road frontage) to permit construction of an additional detached 450 sq ft dwelling. The construction meets all setbacks and least impacts the environment or visual quality of the neighborhood. DES permitting for hookup to the existing septic has been obtained. Abutters Barry and Karen Tolman sent an email saying they are not opposed to the project. Abutter Jay Giffin expressed his concerns on the size (20x24 with a second story). He told the board he was expecting a small 8x10 size and only learned of the 450 sq ft from the postings. He was afraid he would see the building from the Giffin property. Bill Dunn suggested that Gary Robinson could add his adjacent .9acre parcel to his 12 acre parcel via a lot line adjustment to give him the needed road frontage and not need a variance. Gary Robinson said he wishes to respect Jay Giffins concerns and table the hearing so they can work out to the best of their ability what he will be seeing from his property. Bob Lenox made the motion to table the hearing to June 18th at 7pm at which time he would recuse himself as he said he could not be impartial because of his experience with 20' buildings that people turn into habitable buildings .Bill Dunn seconded and the vote was 5-0 in favor of tabling the hearing.

This public hearing was closed at 8:30pm and the ZBA meeting was opened.

- Minutes were signed and the meeting was adjourned at 8:45pm

