

## NELSON ZONING BOARD OF ADJUSTMENT MINUTES

August 31, 2020

Meeting called to order at 6:30 pm

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

Also present : Anne Cucchi, Russ Furlong, Lucy Ryder, Gordon Peery, Bob Madden, Kathy Schillemat, Bob Lenox and Bette Lenox.

First order of business was to vote in a chair for the year as this was the 1<sup>st</sup> meeting since Town Election in March. John Cucchi nominated Dennis and Phil Castelli seconded. Vote was unanimous. Dennis read the procedure on how the hearings would be conducted. Since 2 board members were applicants it was made clear that in those 2 hearings the vote would need to be unanimous and if denied there would be no right to appeal.

### **Public hearing opened for John and Anne Cucci at 6:35pm**

**John explained that there was some confusion on his septic plans and wished to table his hearing until September 28, 2020.**

### **Public hearing opened for 624 Granite Getaway at 6:45pm**

Russ Furlong presented his application for a variance from the road. The scope of his project involves replacing a 5'x12' porch with a 16'x26' addition that would include an open deck, screened porch and 8'x10' bathroom with utilities adding 416 sq ft of impervious surface. The new addition would stay in line with the existing cabin. There is DES approval for the project and a 2000 gal state approved holding tank to replace the existing outhouse. Russ went over the 5 criteria to finish his presentation. Lucy Ryder, an abutter, Kathy Schillemat, representing the Nelson Conservation Commission, and Bob Madden, representing the Granite Lake Assoc all stated they favored the project. Dennis made the motion to accept the application as presented and the vote was 4-0 in favor. Dennis called for a vote on the variance and the vote was 4-0 in favor of granting the variance.

## **Public hearing opened for Castelli Family Rev Trust 7:02 pm**

Phil Castelli recused himself from the board. Karen Castelli presented the application for a variance from the road and property line. The project involves construction of an 8'x12' garden shed. DES allows construction of a single accessory structure, such as a shed, greater than 50' from the reference line and less than 150 sq ft in size. A survey was presented done by Cardinal Surveying and Land Planning dated May 24, 2018 showing 75' of property along the Granite Lake boat ramp allowing enough room to meet the setback from the reference line. Karen went over the 5 criteria to finish the presentation. Bob Lenox, an abutter, said he was against the project because no one was supposed to be living in the dwelling and that was constructed for storage. Karen rebutted with reference to the ZBA hearing in September of 2013 ,requesting a usage variance from articles 6&10 when a state approved septic and well were approved for the property, and the variance was approved without conditions. After a heated discussion that had nothing to do with a variance for a shed Dennis called for the variance application to be accepted as presented. The vote was 3-0 in favor. Dennis called for a vote to grant the variance and the vote was 3-0 in favor of granting the variance.

Meeting was adjourned at 7:19 PM

Respectfully submitted,

Karen Castelli, Zoning Board Clerk

Date signed:

Bill Dunn \_\_\_\_\_ Dennis Dellagrecia \_\_\_\_\_

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

John Cucchi \_\_\_\_\_

