

NELSON ZONING BOARD OF ADJUSTMENT MINUTES

Meeting called to order at 7:00pm by ZBA clerk Karen Castelli

ZB members present: Bill Dunn, Robert Roland, Amanda Bedard and Jim Newcombe,

Also present : Todd and Andrea Pearson and Gordon Peery

First order of business was to nominate a chair. Robert nominated Bill Dunn and Jim seconded.

- The vote was 4-0 in favor

Public hearing for Todd & Andrea Pearsons variance request at 7:05pm

Bill read opening remarks and format for the hearing. Todd and Andrea presented their request for a variance regarding section 3:5, lacking acreage for an additional dwelling unit. The Pearsons explained they have an historic barn that would soon be falling in disrepair. To invest in saving the structure they wanted to convert the building into a 1014 sq ft dwelling unit to offer some affordable housing which is lacking in Nelson. Todd and Andrea went over the 5 criteria listed on their application. Robert said he had 3 questions. 1- Is the septic adequate for an additional dwelling? Todd explained, if the variance was approved, they are planning on a new aerobic septic system which would be located where the present one is but requires a much smaller leach field and would accomodate both properties. 2- Is the well was adequate? Todd explained the artesian well was relatively new and would not have a water shortage problem. 3- Is there adequate parking ? Todd explained there are currently 2 driveways, one leading to the main house and one that goes in front of the barn so nothing new would need to be added and parking would not be an issue. Gordon Peery introduced himself as the Planning Board Chair and said he wanted to see how things worked in all facets of the town government. Gordon talked about a detached ADU which the town did not adopt and it was explained that this is an existing building and the footprint would not change, just the use. Bill made the motion to accept the application as presented and Robert seconded.

- The vote was 4-0 in favor of accepting the application

This public hearing was closed at 7:21pm.

Discussion of the 5 criteria resulted in all members agreeing that all criteria were being met. They all agreed that it was just a change of use to an existing historic building that needed to be saved. Bill called for a vote and Robert seconded.

- Vote was 4-0 in favor of granting the variance.

Minutes from the previous meeting were not signed due to the fact that one member was absent and only one member would be signing because 3 members are new due to the election. Bill made the motion to postpone signing the minutes until next meeting and Jim seconded.

- Vote was 4-0 in favor.

Motion to adjourn the meeting at 7:29PM was made by Robert and seconded by Jim.

- Vote was 4-0 in favor

Bill Dunn _____ Robert Roland _____

Phil Castelli _____ Jim Newcombe _____

Amanda Bedard _____