

ZONING BOARD MINUTES

12/6/2021

Meeting called to order at 7:00 pm by Chair Jim Newcombe

ZBA members present: Jim Newcombe, Robert Roland. Phil Castelli, Amanda Bedard & Keenan Blanchard

Also present: Brenna Kucinski, Maury Collins and Ed Schillemat

It was explained this was a motion to reconsider, made by the Nelson Selectboard, the variance for lack of road frontage on a private road heard on 10/25/21 that was approved by a vote of 4-1 in favor. No one other than the ZBA members would be allowed to speak during this meeting. Jim read the selectboards official motion to the members who also had a copy and will be included with these minutes. Jim was the first to speak to the motion. He reiterated his thoughts from the original hearing that he believed their focus was the application for a variance for lack of road frontage and not all of the missteps of the past. Jim said he visited the property and the road is wide and well maintained and the dwellings on the 10 acre property are acres apart. Robert spoke to the fact that the town has so much conservation land and parcels in current use that there is plenty of land that can ever be used and there needs to be some new building to help offset taxes for the residents. Phil brought up the point again that there is no hardship which is why his vote was originally no. Keenan also felt what was presented to the board for consideration was a variance for lack of road frontage on a private road and he was okay with the original outcome. Amanda said she didn't feel it was an alternative subdivision as originally presented but was ok with the outcome. After discussion Phil made the motion to reconsider. Jim seconded and called for a vote.

- Vote was 1-4 and the motion to reconsider was not passed.

After reading the Zoning Board Policy book Jim had some comments and questions.

1. He wanted the minutes emailed to all the board members within the 7 day time frame for any changes or comments. Karen stated they are always ready within the 7 day window and are posted in the books in the office and available on the town website but past boards have not been interested in having them emailed to them. The minutes will now be emailed to all the members when they are completed.
2. The policy book states the meetings are the first Tuesday of the month not Monday so should the book be changed? Karen knew a while back one of the members had a conflict on Tuesdays and the meetings were changed to Monday to accommodate the

member and were never changed back. She would prefer Tuesday because she is already at the town office until 6 pm on Tuesdays. Jim made the motion to change the meetings back to Tuesday and Phil seconded.

Vote was 5-0 in favor of Tuesday meetings

3. Jim said he had never seen the paperwork the selectmen submit when a building permit is denied and a request for a variance is referred by them. Karen said the paperwork is always present but other boards have not asked for it. Also the postings and applicants application always read exactly word for word what is on the selectboards referral. Jim asked for it to be attached to the copy of the application going forward.

Minutes from the previous meeting were reviewed and signed.

Motion to adjourn at 7:52 pm

Respectfully submitted,

Karen Castelli, Zoning Board Clerk

Date signed:

Jim Newcombe _____

Amanda Bedard _____

Robert Roland _____

Phil Castelli _____

Keenan Blanchard _____