

Zoning Board of Adjustment meeting July 18 2013

Submitted by minutes on Wed, 07/24/2013 - 4:04pm.

Zoning Board of Adjustment

Meeting July 18, 2013

Meeting convened at 7:30pm

Attendance: Angel Nicoletti chairperson, Paul Krampfert vice chair,
Peter Athearn, Richard Scofield, David Costin sitting in for Mario

Members Absent: Mario Zamaripas,

Alternate members Absent: Ed Saleski

Correspondence:

- Received a letter from Anderson & Kreiger regarding the ZBA sending our acceptance of the withdrawal by AT&T to AT&T. Our lawyer will be contacted.
- Received a statement from Upton & Hatfield Attorneys

Hearing for a sign variance for Chessie Holdings dba Monadnock Boat

- Angel called for discussion on the matter: Angel stated granting the variance would be contrary to public interest because there would be two illuminated signs for the same business. She does like the design and placement of the proposed sign however. Richard stated the owner is removing the high intensity light from a pole that shines onto the building and he feels the light on the new sign is of no concern as it is environmentally better than the pole. Paul stated he felt the business needs a sign to catch peoples attention as they drive past at 55 mph or greater. No one felt there was an unnecessary hardship issue.
- Peter made a motion to vote and Richard seconded the motion. Voting results: Richard approves the sign, Angel votes not to approve, Peter voted to approve, Paul voted to approve, David voted to approve.
- Angel felt it would be appropriate to not bill Monadnock Boat for sending out certified letters and meeting postings as it was the ZBA's suggestion he file for a variance after paying to file for an exception hearing.

Hearing for a setback variance for Mr. Bartolotta

- Angel called for discussion on the matter. It was felt there were no issues to discuss.
- Paul made a motion to vote and Peter seconded it. Richard, Angel, Paul, Peter and David voted in approval of the setback variance.

Hearing for a lot line adjustment for Ms. Osborne

- Ms. Osborne presented a letter outlining her request to the Board. Angel called for discussion. It was stated that Lot 27, which she wants to adjust the line into is already a nonconforming lot. Currently the lot is 2 acres with most of it in the rural district. Changing the lot line will create a lot with less rural acreage with the same amount of Lake District acreage. Members recommended to Natalie that she speak with the Town Administrator as to the rules regarding the size a lakeside lot needs to be to be considered a buildable lot. And, should she propose moving the line so a variance for a setback will not be needed for her home and shed. She will send the ZBA a letter with the results of her consult with the Town Administrator.

Minutes of previous meeting

- Peter asked for the wording from the third line from the bottom on the hearing on the variance for Mr. Busto be amended to read: “Peter abstained, stating that all cases should be dealt with equally to avoid the appearance of favoritism”.
- He also suggested, and the Board members agreed, to amend the wording in the discussion of the signs at Mr. Mikes to read “The majority of the board would like to have them presented to the Selectmen.”

New Business

- Members would like bills scanned into the computer and emailed to them prior to the meetings. A request was made that documentation be made when our lawyers are contacted either by phone, letter or email.
- Annual voting of officers took place at this meeting. Peter nominated Richard to be Chairperson. Richard declined the offer. Peter withdrew his nomination. Paul nominated Angel. Richard

seconded Angel's nomination. Vote on the nomination: Paul, Richard, Dave voted yea, Peter voted nay. By the majority rule Angel was elected as Chairperson for 2013. Richard nominated Paul for the vice chair. The nomination was seconded and all were in favor. Paul is the Vice Chairperson for 2013.

- Stephen McGerty would like a copy of the minutes emailed to him. The Board agreed to do that. He also suggested saluting the flag and saying the Pledge of Allegiance at the beginning of each ZBA meeting.

Old Business

- Discussion was held regarding the 91:A request from Fred Ward. Angel reported she is working with Jim Coffey, the Town Administrator on sending requested emails to Mr. Ward.

Peter made a motion to adjourn the meeting. Angel seconded the motion and the meeting adjourned at 9:07. The next meeting will be held August 15, 2013 at the Town Hall.

Respectfully submitted

Kathleen Ellis

Secretary