

Town of New Boston
Zoning Board of Adjustment

Meeting Minutes 05/15/12

Approved 12/18/12

Same members present: Chairman David Craig, Phil Consolini, Robert Todd, Laura Todd, clerk.

Meeting continued 8:15pm.

2012-3 "VARIANCE", application by Michael Roy, for property at 476 Riverdale Road, Map/lot 3/79. Mr. Roy owns this property. Mr. Roy is asking that a built shed be allowed to stay even though it is not 20 feet from the side setback requirement.

Chairman Craig asked Mr. Roy to speak to his application.

Mr. Roy explained he built the shed on a 60 year old foundation, and it has a dirt floor. He presented the board with a hand drawn sketch of the property. The shed is approximately 15 feet from the side setback line.

Robert Todd asked if the tree buffer is on the Sterling land, they are the abutters and if the shed was visible to them. Yes the trees are on their property and the shed is somewhat visible was the answer.

David Craig read the letter sent by the Sterling's, which stated they had no problem with this application. Dave also asked that it be noted the sketch presented by the applicant was hand drawn and did not give dimensions.

Robert Todd asked the dimension of the shed. It is 15 x 3.

The board and the applicant then reviewed the criteria to support this application.

Robert Todd noted that the criteria had been met and this was an unintended error, and an advantage in using the existing foundation.

Chairman Craig said the letter from the abutter was persuasive and noted that in 2010 the board had allowed an accessory building 1 ft. from property line.

Phil Consolini asked if the building could be moved back 5'. Applicant said no, it is bolted.

Phil Consolini moved to approve the application, allowing this building to remain as built, but no closer to the property line. 2nd by Robert Todd. Passed unanimously.

Respectfully Submitted

Laura Todd, clerk

05/17/12

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