

MINUTES OF NEW BOSTON ZONING BOARD OF ADJUSTMENT

SEPTEMBER 18, 2012

CASE NO. 2012-7

Approved 12/18/12

Chairman David Craig called the meeting to order at 7:55 PM.

The members present included, in addition to the Chairman, Robert Todd (Secretary pro-tem); Harry Piper, Greg Mattison, and Phillip Consolini.

The Chairman advised the Board that the Applicant is a client of his firm and that he will recuse himself from the Board if anyone objects to his participation in the discussion and in officiating the case. He believes that he can impartially officiate and will do so unless he hears an objection.

There were no abutters present. Donald Chapman represented the applicant, Marilyn Jordan Taylor, as authorized in a letter from her to the Board.

The Chairman asked the applicant to explain why the Applicant needs a variance. Mr. Chapman stated that the property is located at 155 South Hill Road and is identified as Lot 51 on Tax Map 13. He explained that the Applicant has constructed a

wooden structure to serve as a landing for an exit doorway from a new addition which is 20 feet from the property line. The structure extends into the side yard setback to the extent of 3'4". He informed the Board that the abutters have expressed no concerns and he referenced the only response was a letter received from an abutter, that being Roger Dignard. That letter expresses no concerns and it praised the appearance of the work as an attractive solution to a real problem.

Few questions were voiced by the Board to Mr. Chapman and one member stated that all the criteria were well supported and that all of them were met.

The Chairman asked for a motion. Greg Mattison moved to approve the variance in light of all criteria having been met. Robert Todd seconded the motion. The Chairman called for a vote by show of hands and it resulted in five members being in favor and none being opposed. He declared the motion passed unanimously and the variance is granted.

Submitted by:

Robert Todd, Secretary Pro Tem

