

Town of New Boston
Zoning Board of Adjustment

Meeting Minutes
08/20/13

Approved 09/17/13

Members present: Vice Chairman Harry Piper, Phil Consolini, Robert Todd, Christine Fowler and Ken Clinton alternates and Laura Todd, clerk. All but Laura was voting.

Harry Piper opened the meeting at 7:02PM; he then reviewed the meeting procedure he would be following.

2013-6 - BDRD Properties, LLC for a "Special Exception", regarding Article II, Section 204, first on the agenda. The applicant was not present. So, Vice Chairman Piper decided to hear the next applicant to possibly give this applicant extra time to arrive.

2013-7 – Richard Jardine, Map/Lot 18/3, for a "Variance", regarding Article II, Section 202, asking to allow the construction of a single family residence to be built on a commercial lot. V-Chairman Piper asked the applicant to speak to his application.

Mr Jardine introduced himself and gave background on the reason he wished to move back to New Boston. Both he and his wife had grown up in New Boston and moved away for school and career. On retirement they want to move back to their hometown. The subject property is owned by Jean McCreary, mother of wife (Deb) and has offered it to them to build their retirement home. They are here to ask that they be allowed to build a one family residence on this lot that is zoned commercial. Mr. Jardine admitted that he is not well versed in the setback requirement and such.

Vice Chairman Piper asked if this lot met the requirements for a residential lot. Mr. Jardine answered as far as he knows, but again admitted not knowing a lot about the requirements.

Mr. Jardine then read the 5 criteria he had written. (See application)

Robert Todd made a statement that the applicant would possibly need a variance to the wetland setback. Robert wondered if the applicant should do both applications at the same time.

Ken Clinton suggested that the board deal with use variance application now.

V.C. Piper asked the applicant if he was comfortable moving forward. Yes was the answer.

Nicola Strong stated that the setback requirement will not change even with a variance for residential, it would still be under the commercial requirements.

The setback would still be 50'.

No abutters were present.

Robert Todd moved to approve this application as submitted. Ken Clinton 2nd the motion.

Robert Todd said he supports this motion because the applicant met all 5 criteria, that this lot is poorly suited for commercial use and the only reasonable use is a small dwelling as the applicant suggest.

Ken Clinton concurs with Robert Todd, and agrees with the restriction of the lot making it debilitating for commercial use.

V. C. Piper called the vote. Passed unanimously.

2013-6 – BDRD Properties, LLC was still not present, so Robert Todd moved to deny the application without prejudice, 2nd by Phil Consolini. Passed unanimously.

Minutes from previous hearings were approved as written

The board members had not reviewed the “Rules of Procedure” booklets, so discussion is postponed until the next hearing.

Phil Consolini moved to adjourn the meeting @ 7:55PM, 2nd by Robert Todd.

Respectfully Submitted
Laura Todd, Clerk
08/22/13
Approved 09/17/13