

ZONING BOARD OF ADJUSTMENT
APRIL 3, 2014

PRESENT: Wendy Freeman, Chairman, Clark Baldwin, Marianne Graham, David Lage, Joanne Meshna

The meeting was called to order at 6:30 p.m. at the Town Office.

6:30 p.m. Ed and Traci Podrazik - Submission of an Appeal of an Administrative Decision application:

Mr. Podrazik explained that he had built a shed on his property located at 60 Middle Pratt Pond Road. A neighbor complained that he had built within the side setback and the Building Inspector issued a Notice of Violation and required that he relocate the shed. Mr. Podrazik added that prior to building he had conversations with his neighbor regarding the location of the shed and there were never any concerns voiced.

Wendy explained that before the shed was built the applicant could have filed for a variance to the 20 foot setback. With an Appeal of an Administrative Decision application, the applicant needs to prove that he is not in violation.

Mr. Podrazik stated he was in violation of the 20 foot setback. The variance process was explained and he was given a variance application. Further, Wendy added that for the variance the applicant needs to determine if there is another place on the property where the shed can be located. If there is no other location, the Board could grant the variance. Mr. Podrazik noted there is an easement on his property allowing access to the pond and he was not sure if there were any restrictions for building on the easement.

At the end of the discussion Mr. Podrazik stated he would move the shed. He was advised that if he chose to file the variance application, he should submit it to Joanne so a public hearing could be scheduled.

7:00 p.m.:

Mr. Stanford Long was present and expressed his interest on being a member of the Zoning Board. He previously served on the Planning Board and Zoning Board in Jaffrey and also served on the Planning Board when living in Pennsylvania. The Board recommended that Mr. Long be appointed to the Board. Joanne will forward the recommendation to the Selectmen.

Mr. Edward Somero was present as a potential member of the Board. He will attend a few more meetings before making a decision.

Marianne made a motion to approve the February 6, 2014 minutes. David seconded the motion and it passed unanimously.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Joanne Meshna
Land Use Manager