

Town of Nelson
Zoning Board of Appeals
February 20, 2007
Nelson Office Building

Attendance: Jeffrey Rubenstein, Tim Etter, Tom Arnold & Mary Perry
Absent: Peter Radosta

Meeting was called to order by Chairman, Jeffrey Rubenstein at 7:30 p.m.

Jeff reminded everyone that the State requires a 4 hour training session for all Planning and Zoning Board of Appeals members. Jim Stokes has offered to put on the training.

After reviewing the minutes of January 16, 2007, Tom made the motion to accept these minutes as presented. Seconded by Tim. All voted in favor and motion carried.

Agenda:

1. Steve McLean - Area Variance - Route 20 E - Public Hearing continued
 - a. Ed Riockle represented Steve for this request. Steve is requesting a 20 ft. Variance for his driveway. This is for a proposed storage facility.
 - b. A request for a 15 feet variance from the property line (east side) to allow 20 feet setback.
 - c. County returned application back for local detrminton. They did not have any problem with the driveway.
 - d. Public Heering opened at 7:38 p.m. As there was no one present for or against for construction of four storage building's. the Public Hearing closed at 7:38 1/2.

Findings:

- a. No undesirable change will be produced in the neighborhood.
There is a feasible alternate to an area variance for the applicant.
The requested area variance is substantial.
There will be no adverse effect on the physical or environmental conditions in the neighborhood.
The difficulty was self-created.
- b. All information or evidence was considered . .
- c. All parties in question have been heard. No public opinion for or against. No one present. .
- d. No intimate knowledge was taken into account.

Inspections were done by: Jeff, Tom , Tim & Mary

Tom made the motion to grant a side yard variance of 15' to allow a 5' driveway setback. Seconded by Mary. All voted in favor and variance was granted.

Susan & Robert Kost went to the Planning Board on February 13, 2007. They have to complete a Site Plan Review before coming back to the ZBA.

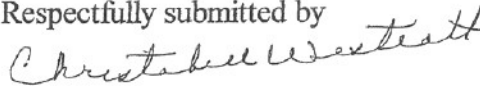
The Town has hired a Consultant to review the Verizon application and related material.

A joint meeting between the Planning Board and the ZBA on March 13, 2007 after the Planning Board meeting.

As there was not anymore business Tim made the motion to adjourn the meeting. This was seconded by Jeff. All voted in favor and motion carried.

Meeting adjourned at 7:46 p.m.

Respectfully submitted by



Christabell Westcott, Secretary
Town of Nelson Zoning Board of Appeals