

TOWN OF ANTRIM
Zoning Board of Adjustment

Tuesday, February 13, 2024

MINUTES

Board/Staff Present: Janet McEwen (Vice Chair); David Clater (Member); Shelley Nelkens (Member); Assistant).

Zoom: Carol Ogilvie, Board Consultant

Members/Staff Absent: Diane Kendall (Chair); Michael Ott (Member)

Others present: Patrick Pezzati, Applicant

CTO: Vice Chair McEwan called the meeting to order at 7:00 P.M.

Ms. McEwan stated that the purpose of tonight's meeting was to act on an application from Patrick Pezzati and Chandra Hancock for a variance from Article VIII, Section C. of the Zoning Ordinance to permit the placement of a shed within the setback on property located at South Holt Hill Road, Tax Map 101 Lot 54 in the Lakefront Residential District.

She read the public notice and confirmed with Ms. Ogilvie that all abutters had been notified and that the notice was properly posted in the newspaper and in town. She then noted that a Staff Report had been submitted as well as responses from the following Town Departments:

- Conservation Commission. A letter was submitted stating the following:

"Based upon the above we have the following comments to make. The project property is ranked as an area with no wildlife habitat value due to its small size and its close proximity to South Holt Hill and Gregg Lake Roads according to the NH Wildlife Action Plan (NHWAP 2020). There is some value however due to its relative closeness to Gregg Lake approximately 100+/- feet. According to the NHWAP 2020 Wildlife Habitat Land Cover Map the property is illustrated as barren-developed land. The ACC does not have any additional information to provide the ZBA, however we have a question about the use of what looks to be a septic system in front of the shed and is it hooked to the shed and if not which structures does it service?"

Ms. Ogilvie stated that the septic system question can be addressed by Mr. Pezzati.

- Fire Department – No concerns.
- Police Department – No concerns.
- Building Inspector – His concerns are being addressed by this application.

Ms. McEwan then invited Mr. Pezzati to present his application. Mr. Pezzati stated that the shed is intended for storage and was placed on an existing concrete slab on which a garage had previously been located. He had been told by the seller and the realtor that a garage had been permitted, and therefore he thought there would be no problem in placing a shed on the slab. Also, he had done quite a bit of research and thought that because of the size of the shed (under 200 square feet), it would not need a permit. But then, when he had electricity brought to the shed, the Building Inspector became aware of it, and informed him of the violation. As for the

39 septic system, that is across the road by one of the cottages, and the leach field for that system is
40 in front of the shed, not under the slab.

41 Ms. McEwan called for a motion to accept the application. *Motion by David Clatter/second by*
42 *Shelley Nelkens to accept the application, with all in favor.*

43 Ms. McEwan then opened the public hearing and asked the Board if there were any questions or
44 concerns, to which there were none. Ms. McEwan noted that there were no abutters present or
45 on Zoom. Ms. Ogilvie stated that one abutter, who lives in Hawaii, had called her with concerns
46 about the septic system/leach field, but she had not been willing to put anything in writing;
47 furthermore, Mr. Pezzati had addressed that issue.

48 Ms. McEwan noted that Mr. Clater and Ms. Ogilvie had both visited the site the previous
49 Saturday and could confirm that the leach field was in front of the shed and that the shed was
50 definitely being used for storage.

51 At 7:20 P.M. Ms. McEwan closed the public hearing and the Board entered deliberation. Ms.
52 McEwan read the five variance criteria, to which all members stated that the application met all
53 five. Ms. McEwan reviewed the draft Notice of Decision and suggested that conditions should
54 be added to guarantee that the shed would not be used for living, and called for a motion.

55 *On a motion by Shelley Nelkens/seconded by David Clater to approved the application for a*
56 *variance from Article VIII, Section C. of the Zoning Ordinance to permit the placement of a shed*
57 *within the setback on property located at South Holt Hill Road, Tax Map 101 Lot 54 in the*
58 *Lakefront Residential District, subject to the additional conditions as follows, with all in favor:*

59 *1. The shed shall only be used as a shed or garage and not for living purposes.*

60 *2. The shed shall not be hooked up to septic or water.*

61
62 The Board then reviewed the minutes of 10-3-23 and 10-10-23.

63 *Motion by David Clater/seconded by Shelley Nelkens the Board approved the minutes of 10-3-23*
64 *and 10-10-23 as written, with all in favor.*

65
66 There being no further business, the meeting adjourned at 7:30 P.M.

67 Respectfully Submitted,

68 Carol Ogilvie

69
70 **Approved February 27, 2024**