



**Zoning Board of Adjustment
Town of Eaton
Evans Memorial Building
Eaton, NH 03832
603-447-2840**

February 5, 2018

The Zoning Board of Adjustment met on Monday, February 5, 2018 in the Town Hall. Present were Chairman Steve Larson, Robert Bridgham, Heather McKendry and Alternates Carolyn Lucet and Nicholas Abramo. The meeting was called to order at 7:00 pm. Chairman Larson appointed Carolyn Lucet and Nicholas Abramo to act as regular members for this meeting.

Carolyn Lucet made a motion, seconded by Robert Bridgham, to waive the reading of the Minutes and to adopt the Minutes of December 4, 2017 as written. Motion unanimously carried.

Case # 201801 – Zachary & Ginger Berger – Special Exception

At 7:03 pm Chairman Larson opened a Public Hearing on an application from Zachary & Ginger Berger for a Special Exception under Article VI, Sections 3&5 for property located at 434 Stewart Road (R09-010). Chairman Larson read the public notice and reviewed the rules of procedure.

All notices required by statute had been posted, fees paid and abutters notified. There were no conflicts of interest. Chairman Larson explained that there are conditions for granting a Special Exception and asked the applicant to address each condition.

Zachary Berger submitted photos of the old and new shed and noted that he applied for a Building Permit after replacing the shed. Zachary Berger noted that the shed is 26-feet from the boundary line and stated that the new shed was placed on the existing footprint of crushed stone.

Carolyn Lucet questioned whether the shed would have to be moved if the Zoning Board denies the Special Exception. Steve Larson noted that an existing non-conforming structure can be replaced in kind but that the property owner built something different than what was existing. Zachary Berger stated that it would be difficult to move as it would require machinery which would damage the shed. Robert Bridgham noted that the corner of the new shed is at the same 26-foot setback as the former shed.

Chairman Larson opened the hearing for public comment. There being none, Chairman Larson closed the Public Hearing and conducted a roll call vote on each of the conditions:

- a. Yes – 5 No – 0
- b. Not Applicable: Yes – 5 No – 0

- c. Yes – 5 No – 0
- d. Yes – 5 No – 0
- e. Yes – 5 No – 0
- f. Yes – 5 No – 0
- g. Yes – 5 No -- 0

Chairman Larson made a motion, seconded by Robert Bridgham, that based on the foregoing findings of fact, that the Special Exception as provided for in Article VI, Sections 3 & 5 be granted. Motion unanimously carried.

Heather McKendry made a motion, seconded by Robert Bridgham, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:48 pm.

Respectfully submitted

Lianne M. Boelzner

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