



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

April 2, 2018

The Zoning Board of Adjustment met on Monday, April 2, 2018 in the Town Hall. Present were Chairman Steve Larson, Carol Mayhofer and Alternate Nicholas Abramo. The meeting was called to order at 7:10 pm. Chairman Larson appointed Nicholas Abramo to act as a regular member for this meeting.

Nick Abramo made a motion, seconded by Carol Mayhofer, to waive the reading of the Minutes and to adopt the Minutes of February 5, 2017 as written. Motion unanimously carried.

Case # 201802 – Gerard & Polly Vanasse – Variance

At 7:10 pm Chairman Larson opened a Public Hearing on an application from Gerard & Polly Vanasse for a Variance to Article IV, Section C (Setbacks) for property located at 22 Glines Hill Road (U01-021-B). Chairman Larson read the public notice and reviewed the rules of procedure. Chairman Larson explained that a full Board is not present and that the applicant can proceed or reschedule to a later date. Gerard Vanasse elected to begin the Hearing with the option of recessing.

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 Variance and asked the applicant to address each condition.

Gerard Vanasse explained that he lost his home and barn to arson years ago and that the barn was not rebuilt. Gerard Vanasse stated that he put up a new shed without a permit and that the Selectmen have since denied approval due to the front setback. Gerard Vanasse stated that the shed is 43 feet from the centerline of the road and was placed there for aesthetic reasons. Chairman Larson questioned whether the shed could be moved back from the road and Gerard Vanasse noted that it could be moved perhaps 10 feet. Chairman Larson questioned whether it is closer to the road than the residence and Gerard Vanasse stated that it is not. Nick Abramo noted that the shed is in the footprint of the previous barn and Carol Mayhofer stated that grandfathering rights have been lost as the barn was not replaced within one year. Tom Costello stated that it does not make sense to move the shed away from the road closer to the stream.

After extensive discussion on the feasibility of attaching the shed to the house and applying for a Special Exception, Gerard Vanasse requested that the Public Hearing be recessed until the next meeting.

Nick Abramo made a motion, seconded by Carol Mayhofer, to recess the Public Hearing until May 7, 2018 at 7 pm at the request of the applicant. Motion unanimously carried.

Carol Mayhofer made a motion, seconded by Nick Abramo, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:51 pm.

Respectfully submitted

Lianne M. Boelzner

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