



Zoning Board of Adjustment
Town of Mason, NH
16 Darling Hill Road – Mann House
Mason, New Hampshire 03048
(603)878-2070 (603)878-4892 fax

Zoning Board of Adjustment meeting 31 July 2017 –

Approved 101617

Meeting called to Order at 7:30pm by Chairman Fritz

Members Present: Bill Fritz, Guy Daniello, Phil Garside, Bob Young, Mary Pierce (a),
Connie Lacasse (a).

Members absent: Landon Smith.

Old Business: Minutes from July 17, 2017 Meeting and Hearing reviewed with Board –
Corrections made: Discussion on delay of ZBA Rules of Procedures

Motion made and seconded to accept minutes as corrected or amended. Voted to accept
by all members.

Continued Hearing 071717-1 –The Board continued the Hearing for Special Exception
by Robert Greenwood was called to order at 7:40pm. All Board members were present
except Landon Smith. One certified letter has been returned from Ms Canfield with
Maryland address. Board asked Mr Greenwood to present his plans for review.
Discussion of existing structure strength and structure; noted septic system will support 4
bedrooms. Applicant states that currently there are 3. Noted the floor plan now is 800 sq
feet as opposed to original 700 sq ft. Bob Bergeron spoke of meeting with Mr Greenwood
concerning second egress and entrance doors with stairs to second floor. There would be
an inside stairwell that leads into the breezeway of main house and a 2nd one on the
gabled end past the storage area. There would still be some part of the attic area for
storage above the garage.

There has to be a rental approval/agreement and renewed every 3 years by Mrs
Greenwood (Owner) on file. Chairman reviewed Rental agreement that must be on file in
Town Hall, and renewed every three (3) years with Owner, Mrs Jenny Greenwood.

Building Permit must be applied for and received.

Bob Bergeron made motion at 8:50pm to approve Special Exception for Accessory
Dwelling Unit seconded by Guy. All voted unanimously to accept Variance of ADU.

Connie instructed to draw up Notice of Decision for distribution to Tax Office, Deb Morrison, BOS office, Building Inspector, webmaster for posting and certified letter to Mrs Greenwood. Mr Greenwood notified by email – NOD 1 August 2017.

Motion made to end Public Hearing for Special Exception of ADU. Seconded and approved by Board members unanimously. Hearing ended at 9:00 pm.

Mr Greenwood was told he needed to contact Building Inspector for Permit to Build.

Returned to Old Business: discussion on August 21 meeting date. If no issues for BOA, the next regular meeting will be September 18, 2017. Phil made motion to not having a meeting in August, seconded by Bob Young. Voted unanimously to accept.

Motion made to adjourn. Seconded. All agreed unanimously. Meeting adjourned at 9:15pm.

Respectfully Submitted, Constance Lacasse, Clerk (BOA)

02 August 2017

Unapproved revision 09/18/17