

**SWANZEY ZONING BOARD OF ADJUSTMENT SITE VISIT MINUTES  
MAY 16, 2011**

*Minutes are not final until reviewed and approved by the Board. Review and approval of minutes generally takes place at the next regularly scheduled meeting of the Board.*

**ATTENDANCE**

Keith Thibault, Vice Chair; Bob Mitchell, Jerry Walker. Alternates Bryan Rudgers, Sarah Tatro, Jim Vitous. Town Planner Sara Carbonneau also was present.

**(Public Hearing) Variance**

Applicant: Michael Piermarini

Property owner: Michael Piermarini

Property location: 841 West Swanzey Rd            Tax Map 71, Lot 14

Zoning District(s): Business

Request: Variance from Section V.B.3. to permit the construction of a shed that does not meet required setbacks.

Representing the application: Michael Piermarini

Abutters present: none

Vice-chairman Thibault called the site visit to order at 6:05. Piermarini showed ZBA members the location of property lines, the septic system and leach field. Members agreed that the required 75' front setback is measured from West Swanzey Road. Piermarini said that he had begun construction of the shed based on a verbal go-ahead from former Code Enforcement Officer Weston; subsequently, Weston had denied the building permit because he felt that building the structure in the Business district would require a special exception. It was later determined that Weston was incorrect and that the building permit should have been denied on the basis that the structure did not meet applicable setbacks. Those present considered alternate locations for the shed, and determined that other locations would encroach on side setbacks or would require the removal of trees. Members agreed that the proposed location afforded good screening for abutters.

Hearing no other questions, Thibault closed the site visit at 6:25. Members returned to Town Hall to continue the public hearing.

Respectfully submitted,

Victoria Reck Barlow  
Recording Secretary