



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 17 July 2017 – Approved July 31, 2017

Meeting called to Order at 7:35pm by Chairman Fritz

Members Present: Bill Fritz, Guy Daniello, Phil Garside, Bob Young, Mary Pierce (a),
Connie Lacasse (a). Mary and Connie appointed to Vote for meeting.

Members late or absent: Bob Bergeron came in about 8:10pm, Landon absent.

Old Business: Minutes from June meeting – Chairman Fritz suggested to table to next
scheduled meeting due to Members here tonight were not present at June meeting.
All members present agreed.

Chairman Fritz brought up for discussion August 21 meeting being cancelled – tabled
until after hearing of Greenwood application.

Discussion on delay of Rules of Policies & Procedures for ZBA being published –
Chairman would discuss with Selectmen. Bob Young discussed what he has done with
the Word Document regarding PDF files. He is to email to board what he has on file so
far. Tabled until next regularly scheduled meeting.

Hearing 071717-1 – Special exception by Robert Greenwood was called to order at
8:00pm. Bob Bergeron present. All Board members were present. Mary returned to
alternate and Connie as clerk. In reviewing the application, there is mention of Article
XX, yet none in file. (another brief discussion of Town Generic Application which needs
to be addressed later date) One certified letter not returned from Ms Canfield with
Maryland address. She did return first certified letter receipt from Mr Greenwoods
mailing. Board asked Mr Greenwood to present his plans for review. Discussion of
existing structure strength and structure design as Mr Greenwoods father had a machine
shop in the garage many years ago. Heating was discussed using Heat Pump type for
now, but may switch to propane later on. Garage area is heated now by owner. Egress
and entrance doors with stairs to second floor. There would be an inside stairwell that
leads into the breezeway of main house. Discussion concerning only one (1) exit or
entrance to second floor in case of fire. There would still be some part of the attic area for
storage above the garage, but Board felt that legally there had to be a second exit., There

has to be a rental approval/agreement and renewed every 3 years by Mrs Greenwood (Owner) on file.

Bob Bergeron (Assistant Building Inspector) and Mr Greenwood will meet ASAP to redraw where that stairwell would be. And present to Board on July 31 Hearing continuation. (7 copies).

Existing house has 3 bedrooms with septic system designed for 4 bedrooms. There is artesian well as primary source for house and garage.

Chairman reviewed Rental Property – Paragraph 9 stairs only issue. Conditional acceptance with modified plan showing second stairwell. (Special acceptance Planning Board review not needed) Building Permit must be applied for and received. Application tabled for continuation to July 31 at 7:30pm at the Mann House Public Hearing.

Bob Young made motion at 8:50pm to continue Hearing to 31 July 2017, seconded. All voted unanimously. Will be posted in 2 places downtown Mason and Webmaster.

Returned to discussion on August 21 meeting date. Depending on the July 31 Hearing, and if no issues for BOA, the next regular meeting will be September 18, 2017.

Discussion on application fee of \$100.00 – what does it cover? How does the BOA Clerk pay for postage/certified mailing and for Newspaper publication and if so, how to bill applicant? Currently has to go thru Town Admin Assistant to do mailings and newspaper. Kathy has notified Ledger that Connie can do the public notice to them, but that doesn't take care of Mailing Fees. Bill to discuss with selectmen to resolve.

Phil made motion to not having a meeting in August, seconded by Bob Young. Voted unanimously to cancel August meeting. Motion made to adjourn. Seconded. All agreed unanimously. Meeting adjourned at 8:55pm.

Respectfully Submitted, Constance Lacasse, Clerk (BOA)
19 July 2017

30 July 2017 – Corrected and Approved