

**TOWN OF MASON BOARD OF ADJUSTMENT  
19 August 2013  
Approved Meeting Minutes**



**Meeting**

**Roll Call of Board Members**

Tim Kicza, Chairman; Win Bennett, Vice Chairman; Tim Kelly, Kathy Sheldon

**Alternates**

Clerk Pat Letourneau

**Old Business**

Board members reviewed minutes of 08 July 2013.

MOTION: To approve minutes as written made by Tim Kelly. Seconded by Win Bennett. Unanimous AYE.

Motion **PASSED**.

**Call to Order at 8:00 pm  
Hearing  
13-002 E-57 McDonald**

Application read by Clerk. NOTE: Clerk to amend application regarding variances' section. There is now no distinction between an area and an use variance. All variances fall under the same five criteria.  
Voting members: Kathy Sheldon, Tim Kicza, Tim Kelly, Pat Letourneau, Win Bennett. No objection to voting members from those present.

Present:

Applicant Mary McDonald

Abutter Joe McGuire

Ms McDonald presented her application with documentation, maps and photography. She described the locations of property structures and the maps' legends. The primary focus she had on structure placement was for vehicular access to the shed. The footprint will be less than 10' x 20' thereby a building permit will not be required for construction. The height is as yet undetermined, but will probably include a loft. Shed is to be used primarily for gasoline containers and fueled vehicle storage. Ms McDonald is uncertain as to whether the structure will have power and is considering "running an extension cord out there." She stated that she had no plans to have water to the shed. Ms McDonald reiterated that the shed is to be used for storage for her home business.

Ms McDonald presented an email from Kevin Belanger of the New Hampshire Department of Transportation. See 13-002 E-57a McDonald DOT email. [FILE ATTACHED]

Ms McDonald presented a letter from the Mason Board of Selectmen acting as the Historic District Commission. See 13-002 E-57b McDonald BOS letter. [FILE ATTACHED]

Abutter:

Joe McGuire had no objection and was in favor of application approval.

**Hearing closed to public at 8.33 PM**

**Review of Criteria**

The Board discussed the five criteria and felt that the Applicants had made the first two without issues. As the State of New Hampshire Commission felt that the shed was not an impediment to the roadway, there was a cause for substantial justice. The property values of surrounding lots would not be negatively affected. Since the land is limited due to the presence of two septic systems already on a lot size of less than one acre, the only place for vehicle access was where the Applicants propose to build the shed. The Board found that the criteria were established.

**Motion:** To GRANT Variance application due to compliance with the five criteria by Applicants made by Tim Kelly. Seconded by Tim Kicza.

Motion passed unanimously.

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**Motion:** To adjourn meeting made by Pat Letourneau. Seconded by Win Bennett.

Motion passed unanimously.

**Meeting adjourned at 8.55 PM**

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Pat Letourneau  
Mason BOA Clerk  
16 Darling Hill Road  
Mason NH 03048