

APPROVED

**Pelham Zoning Board of Adjustment
Saturday August 3, 2019, 8 am
Site Walk
73 Grouse Run
Stephen McLean**

Attendees:

Diane Chubb
Bill Kearney
Peter McNamara
Dave Hennessey

Also present:
Stephen McLean
Keanna Santos
Paul Drewniak
Russell Smith
Mike McCarthy
Jean McCarthy
Steve Wolniak

Bill Kearney called the meeting to order at 8:02 am

The issue at hand is a variance to allow construction of a shed on the property that encroaches the required setbacks.

Stephen McLean brought attention to the place he has tentatively staked out where the proposed shed would go, which would be 40 ft from the street and 20 ft from the property line. He also pointed out the area where the neighbors have proposed the placement of the shed.

The group noted the 'no cut' markings, the possible wetland area, and the slope of the ground.

Dave Hennessey stated that he wanted more information about the possible wetlands and wetland buffer lines. He pointed to where the water was clearly running on the property and pooling in a common area.

The group observed the area where Mr. McLean has already planted trees and bushes near the property line, to provide more privacy for his backyard. Diane Chubb confirmed that this was on Mr. McLean's property.

Mr. Smith and Mr. Drewniak brought the board's attention to the way the land sloped, the places where water was draining, and the way the slope of the property controlled some of the water.

Dave Hennessey noted that water would have to run under the proposed shed location. Upon further reflection, he noted that it appeared that the slope that Mr. McLean proposed to cut into was part of a designed swale, part of controlling the water flow.

The applicant indicated that it was difficult to mow his lawn due to the slope on the right side.

The next ZBA meeting is Monday, August 12, 2019. This will be the first issue on the agenda.

Meeting was adjourned at 8:20 am.