

November 23, 2021

Minutes of the Zoning Board of Appeals of the Town Of Fenner

Board Members in Attendance

Rick Bosworth (Chairman)

Katy Pushlar

Cindy Gavula (secretary)

The chairman opened the hearing of the ZBA at 7:35 pm.

Clay Fredericks, of 4557 Nelson Rd, is requesting an area variance on his property, which has the tax map number 87.-1-36.11

He would like to build a new 40' x 56' agricultural pole barn on the site of a previous barn. The new barn will be larger and thus 4' closer to the road than the previous structure. The new barn will be 58' from the center of Nelson Rd, which is less than the required setback. Therefore Mr Fredericks is requesting an Area Variance to build the barn.

Mr. Fredericks' application for an Area Variance was reviewed by the county. The GML noted that the placement of the proposed structure will not negatively impact the county highway (Nelson Rd). The report notes that the Area Variance is for 26', although the new barn will only be four feet closer to the road than the old structure.

As noted in the GML, since the proposed building will be placed on a preexisting pad, there will be minimal additional environmental impacts as opposed to placing the barn at some new location. Finally, the report noted that the proposed structure can not be moved further back from the road to satisfy setback requirements because the land behind the site has a steep downward slope.

The applicant completed a Short Environmental Assessment Form. It did not indicate any significant environmental impacts.

Several neighbors attended the hearing and offered no objections to the proposed building.

The board in attendance unanimously voted to **approve** the requested Area Variance for the building site.

The meeting was closed at 7:47pm.

The minutes were recorded by Cindy Gavula