

**TOWN OF NEW BOSTON  
NEW BOSTON ZONING BOARD OF ADJUSTMENT  
Minutes of 2021**

**June 15, 2021**

The meeting was called to order at 7:06 p.m. by Zoning Board of Adjustment Chairman David Craig. Present were regular members Michael Dahlberg and Anthony Olivier. Also present was Zoning Board Clerk Nadine Scholes. Absent were Vice Chairman Ken Clinton, alternate member Wayne Charest and Planning Coordinator Shannon Silver.

The Chairman opened the Public Hearing.

**JAY & GINETTE RANFOS (OWNERS)**

**Continued from May 18, 2021**

Application for a Variance

Location: Lull Road

Tax/Map Lot #2/100-10

Residential & Agricultural "R-A" District

Present in the audience was Jay Ranfos, and abutters, Warren Medeiros, and Dale Smith.

David Craig noted that the Board had initially reviewed the application on February 16, 2021. The hearing was adjourned to allow time for the owner to provide a surveyed plot plan that shows the actual distance of the proposed garage size to scale from the side property line. The Board required the plan in order to make a decision on a dimensional variance.

Jay Ranfos noted that the survey plan had been submitted as requested. He explained that the engineer suggested decreasing the garage size from 26'x28' to 26'x26', which is shown on the plan and the proposed location would be 5' on the south side and 6.2' on the north side from the back side of the garage to the abutting property line.

David Craig opened for public comment.

The abutters present, Warren Medeiros, 211 Lull Road, and Dale Smith, 207 Lull Road, both expressed that they are in favor of granting the variance for the garage. The proposed garage would not impact their properties.

David Craig noted that a letter was submitted by Warren Medeiros, and he asked Mr. Medeiros to summarize his letter. Mr. Medeiros explained that the letter he submitted was in favor of the garage and his only concern was his properties side setback being affected on the property line abutting the Ranfos' property. The Board explained that abutting properties setbacks would not be impacted or need to be increased based on the abutters garage if permitted within the setback.

Michael Dahlberg confirmed that based on the location of the well behind the house, the garage could not be attached or even next to the house because it would block the access to the well if ever it needed to be serviced. The land in front of the house is wet/poorly drained soil and the proposed location was the most reasonable area on the property for the garage. The Board agreed that the applicant provided the survey plan as requested and the proposed location within the setback was found to be most logical area for a garage based on the property's characteristics and layout.

**TOWN OF NEW BOSTON  
NEW BOSTON ZONING BOARD OF ADJUSTMENT  
Minutes of 2021**

**June 15, 2021**

Anthony Olivier **MOVED** to grant the Variance, to allow the construction of a detached garage, within the 20' side setback, for the property owned by Jay and Ginette Ranfos, located at 217 Lull Road, Tax Map/Lot #2/100-10, in the Residential-Agricultural 'R-A' District. Michael Dahlberg seconded the motion and it **PASSED** unanimously.

Jay Ranfos asked if the variance granted had an expiration date, as he may need to delay the project based on the recent increase in material cost, which is more than double than originally quoted. The Board explained that the variance would not have a time limit. Zoning Board Clerk, Nadine Scholes explained that the variance would run with the property but if anything changes to the design or plan before construction, those changes will need to be presented to the Board.

The Chairman noted that the minutes from the April 20, 2021, and May 18, 2021, meetings, need to be approved. He asked if the Board had reviewed the minutes and if there would be any changes. The Board did not have any changes to the minutes.

Michael Dahlberg **MOVED** to approve the Zoning Board of Adjustment meeting minutes of April 20, 2021, and May 18, 2021, as written. Anthony Olivier seconded the motion and it **PASSED** unanimously.

The Zoning Board Clerk, Nadine Scholes noted that a new Variance application had been submitted for the July 20, 2021, Zoning Board meeting.

There was no other business to review.

Michael Dahlberg **MOVED** to adjourn at 7:35 p.m.  
Anthony Olivier seconded the motion and it **PASSED** unanimously.

Respectfully submitted,  
Nadine Scholes, Zoning Board Clerk

Minutes Approved: 8/17/21