NOTICE OF DECISION – BROOKFIELD ZONING BOARD OF ADJUSTMENT

At the public hearing held on Thursday February 18th, 2021 at 6:00pm at the Brookfield Town Office building and via Zoom concerning an application by Zip-Tie, LLC Map 28 – Lot 3, located at the end of Cates Lane, on Kingswood Lake, Brookfield NH, for two special exceptions under Article IV, section A 1&2 non-conforming lots the Board voted to grant the Special Exceptions as follows:

Special Exception 1 – To grant a Special Exception, under Article IV – A, for this parcel that a new home could be built within the 75 foot setback from Kingswood Lake as long as any Structure is no closer than 60 feet to the shoreline.

Special Exception 2 – To grant a Special Exception, under Article IV – A, for this parcel that a new home could be built within the 75 foot setback from the wetland as long as any Structure is no closer than 15 feet from the wetland.

By a vote of 4 to 0 the Board found that the application met the spirit of the Brookfield Zoning Ordinance and complied with all the requirements for a special exception to build on a non-conforming lot under Article IV, A-2

For further details regarding the board’s decision, the applicant is directed to the minutes of the public hearing. The applicant has 30 days in which to file a motion to re-hear the case.