

**LANCASTER ZONING BOARD OF ADJUSTMENT**  
**January 29, 2020**  
**6:30 PM**

**CALL TO ORDER:**

The meeting was called to order at 6:30 pm by Ben Oleson in the absence of Chairman Rick Bernier and Vice Chair Tricia Frenette.

**ROLL CALL:**

**Regular Members Present:** Steve Young

**Regular Members Absent:** Rick Bernier, Tricia Frenette, Chris McVetty and Les Hilton

**Alternate Members Present:** Linda Ogle, Nathan Kenison and Don Freddette.

**Others Attending:** Ben Oleson.

**Linda Ogle, Nathan Kenison and Donald Freddette were appointed as regular voting members for tonight's meeting due to the absences of Chairman Rick Bernier, Vice Chair Tricia Frenette and Chris McVetty.**

**APPROVAL OF MINUTES:**

**Moved by Steve Young and seconded by Linda Ogle to approve the minutes of the December 18, 2020 meeting. Motion carried.**

**PUBLIC HEARINGS:**

None.

**OTHER BUSINESS:**

**Amendment to Zoning Ordinance:**

Replacement of Building Code Ordinance with Floodplain Management Ordinance-Ben Oleson explained that the Building Code Ordinance, concerning building in a flood zone, was amended at Town Meeting 5 years ago in order to make it compliant with FEMA requirements. He stated that after a recent review by the State some other non-compliance issues were identified and the document needed to be amended and approved with the necessary changes in order to still remain in compliance. Due to this Mr. Oleson felt the best strategy would be to have the Town adopt the model ordinance created by the State. This should ensure all areas of compliance are addressed. He stated the Planning Board has already approved the draft that is in the Board's packets and the draft will be voted on at this year's Town Meeting. Mr. Oleson encouraged board members to vote for the amendment.

**Training Topic(s)/Material(s):**

Hazard Mitigation-Role of Community Planning-Hazard Mitigation is the development of plans and ideas to minimize the risks of hazards to people and property. Board members received a copy of the current Hazard Mitigation Plan. Mr. Oleson said the

plan should be updated every 5 years and the current one was adopted in 2017. Mr. Oleson stated that for any federal funding the town has to have a current plan. Mr. Oleson explained the important role Planners have in hazard mitigation, namely through proper zoning, planning and adoption of a Capital Improvement Plan. Mr. Oleson had provided a list of some of the roles planners use for hazard mitigation. He also provided a draft of a "Basic Safe Growth Audit". He said the audit can be crafted to fit each community and he would create a formal audit for the land use boards to complete. Mr. Oleson stated the town boards (Zoning, Planning and Conservation) should consider hazard mitigation when rendering any decision and asked the Board to become familiar with the Hazard Mitigation Plan.

**Announcement(s)/Correspondence(s):**

Zoning Board Member Expirations-Mr. Oleson announced Rick Bernier and Tricia Frenette have terms expiring this year. If they are interested in being re-appointed they will have to submit a letter of interest to the Town Manager/Selectmen. Appointments will be made at a Selectmen's meeting in March after Town Meeting. Consensus of board members present was to recommend reappointment of Rick and Tricia. Les Hilton, Steve Young, and Linda Ogle have term expirations in 2021.

**Master Plan Update:**

Mr. Oleson explained that paper copies were included in the North Woods Weekly and placed at other locations around Town. He state it can also be done on-line through links on the Town's website and Facebook page. The deadline for submission is 2/21 and focus groups will be held after 2/21 to get more specific responses.

**Aubuchon Realty:**

Mr. Oleson stated Aubuchon has a proposal before the Planning Board to construct another building on their property to be leased to another commercial/retail entity. The proposed building will be 9100 square feet.

**Moved by Donald Freddette and seconded by Steve Young to adjourn the meeting. Motion carried.**  
**Meeting adjourned at 7:30 pm.**

Respectfully submitted,

Jean E Oleson  
Clerk

Approved:

Rick Bernier  
Chairman