

LANCASTER ZONING BOARD OF ADJUSTMENT

March 28, 2018

6:30 PM

CALL TO ORDER:

The meeting was called to order at 6:30 PM by Ben Oleson, Zoning Advisor acting as facilitator for this meeting until a Chairman and Vice Chairman could be elected.

ROLL CALL:

Regular Members Present: Steve Young, Tricia Frenette, Rick Bernier

Alternate Members Present: Les Hilton and Chris McVetty

Alternate Members Absent: Chris Foss

Chris McVetty and Les Hilton were appointed as voting members for the night's meeting to replace Chairman Bill Potter whose term expired and Vice Chairman David Atkinson who resigned.

PUBLIC HEARINGS:

None

VACANCIES:

David Atkinson has resigned from the board due to an impending move out of Town. William Potter's term has expired and he is not seeking reappointment

Ben Oleson advised that due to the vacancies created by Mr. Potter and Mr. Atkinson the Board currently has 3 regular members and 3 alternates. He explained he felt alternates Les Hilton and Chris McVetty should be recommended to the Selectboard for appointment as regular voting members. Both Mr. Hilton and Mr. McVetty agreed to serve in that position.

Moved by S. Young and seconded by R. Bernier to recommend to the Board of Selectmen the appointment of Chris McVetty and Les Hilton as regular voting members of the Zoning Board of Adjustment for the remainder of their terms. Motion carried.

Mr. Oleson explained that he will need to find two people to serve as alternates on the board and asked if anyone present knew of anyone who might be interested.

CHAIR AND VICE CHAIR:

Moved by S. Young and seconded by C. McVetty to elect Rick Bernier as Chairman and Tricia Frenette Vice Chairman of the Lancaster Zoning Board of Adjustment. Motion carried.

APPROVAL OF MINUTES:

Moved by R. Bernier and seconded by S. Young to approve the minutes of the September 27, 2017 meeting. Motion carried.

OTHER BUSINESS:

State of NH Planning/Zoning Conference - Mr. Oleson advised that S. Young and L. Hilton have signed up to attend. It will be held Saturday April 28th at the Courtyard by Marriott Grappone Conference Center in Concord, NH. Mr. Oleson said that the Town will pay the registration fee and for mileage and suggested carpooling.

Topics for in-house training - Mr. Oleson suggested some in house training on months when there are no public hearings. He asked board members to submit to him topics they would like to know about and would like training on. C. McVetty suggested going back over old cases. Doing some "mock cases". Discussion followed about previous cases and what basis decisions should be based on. Mr. Oleson stated that the board should not base its decisions on whether abutters are in favor or against the request. He said it should be based on law and the interpretation of what the applicant is doing. A financial hardship is also not a basis for approving a case. It was decided that the board would meet every other month whether there was a case or not. This would give members of the Board an opportunity to receive information and possible trainings. Schedule of meetings will be January, March, May, July, September, and November. The Board will meet in the other months if there are cases to hear or other necessary topics to share. Future trainings will incorporate "mock cases" so the Board can experience real requests. The Rules of Procedure for the Zoning Board will have to be amended to reflect the meeting schedule.

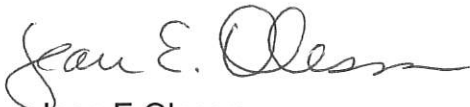
Ideas for Zoning Ordinance Amendments - Mr. Oleson advised that he has a student from WMRHS one day a week acting as an intern (Ansen Cassady). Mr. Cassady has decided to rewrite the town's Sign Ordinance for his capstone project. Mr. Oleson asked board members if they had any suggestions for amendments to the zoning ordinance to please let him know.

Motion was made by S. Young and seconded by C. McVetty to adjourn the meeting.

Motion carried.

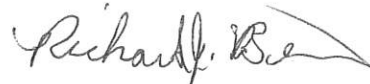
Meeting adjourned at 7:10 pm.

Respectfully submitted,



Jean E Oleson
Clerk

Approved: 5/30/18



Rick Bernier
Chairman