

LANCASTER ZONING BOARD OF ADJUSTMENT
March 27, 2019
6:30 PM

CALL TO ORDER:

The meeting was called to order at 6:30 PM by Chairman Rick Bernier, followed by roll call.

ROLL CALL:

Regular Members Present: Chairman Rick Bernier, Steve Young, Les Hilton, Vice Chairperson Tricia Frenette, and Chris McVetty.

Alternates Members Present: Don Freddette and Linda Ogle.

Alternate Members Absent: Nathan Kenison.

Others Attending: Zoning Advisor Ben Oleson.

APPROVAL OF MINUTES:

Moved by Steve Young and seconded by Linda Ogle to approve the minutes of the January 30, 2019 meeting. Motion carried.

PUBLIC HEARINGS:

None.

OTHER BUSINESS:

- Elect Chairman and Vice Chairman
Moved by Steve Young and seconded by Les Hilton to elect Rick Bernier Chairman and Tricia Frenette Vice Chairman and instruct the secretary to cast one vote. Motion carried-Rick Bernier Chairman and Tricia Frenette Vice Chairman.
- Handouts
 1. Board of Adjustment in New Hampshire prepared by the NH Office of Strategic Initiatives-Ben Oleson passed out copies of the document for the Board to review and refer to as needed when fulfilling their Board obligations. He explained there is a lot of good information that is presented in regular language and not legalese like the statute book they have.
 2. Current copy of Zoning Ordinances-Mr. Oleson passed around the Zoning Ordinance to include the Form Based Codes section that regulates Main Street.
- 2019 NH OSI Spring Planning /Zoning Conference-Mr. Oleson passed out the agenda and registration form for the spring conference on June 1. He asked people that wished to attend to fill out the registration and give to him so he could submit it to the State. Registration deadline is 5/24 and he urged all to try to attend.
- Master Plan-Mr. Oleson passed out the 2011 Lancaster Master Plan and explained the initial community engagement outreach process for the Master Plan Update was completed last month. As soon as the information is compiled it will be presented to

the Planning Board and shared with the Zoning Board. Information gathered from the groups will be used to develop a survey to be distributed more widely throughout the community. The information gathered from these processes will be used with other information to develop the Master Plan Update. It is expected a committee will be created to develop a draft update for the Planning Board to approve. There may be an opportunity to have representation from the Zoning Board on the committee but Mr. Oleson asked each member to look over the current Plan and offer input on potential changes.

- North Country Council Land Use Board Training-Mr. Oleson explained he was conducting a training in Stratford for Land Use Board members on April 27. He is doing this for North Country Council and he explained that Lancaster Board members could attend for free if they register because Lancaster is a member of NCC. He stated it will be a roundtable format and not necessarily specific to Planning Boards as attendees can ask for guidance on whatever they want.

ANY OTHER BUSINESS AS MAY LEGALLY BE BROUGHT BEFORE SAID MEETING:

- Mr. Oleson informed the Board that Judy Nichols, who recently was granted a Variance, will be receiving her pygmy goats next month. The board discussed their recent decision to deny the raising of horses on Middle Street. Mr. Oleson stated he would like to develop an ordinance that would allow particular livestock under certain conditions. It was suggested that there should be a provision for the size of livestock allowed in the residential and other districts. The Board felt chickens in limited quantities and without roosters might be an appropriate starting point. Mr. Oleson stated he would begin to develop an ordinance and would appreciate any feedback from the Board on other ideas.
- The Board discussed reviewing the sign ordinance for possible changes. S. Young suggested following the DOT sign ordinance. After some discussion it was decided to leave the sign ordinance alone at this time.
- Mr. Oleson informed the Board that the Rotary Club parking lot project that would create 22 spaces off Canal Street should begin soon as they had received their Shoreland Permit.
- Mr. Oleson informed the Board he had sent a certified letter to Todd and Jeannine Kenison, who received a variance, with conditions, in 2017 to place a trailer on McGary Hill Road. The Board and Mr. Oleson have not felt the conditions have been met. Mr. Oleson explained the letter gave the Kenisons until April 5 to develop a plan to comply in a reasonable time to the conditions or they may be taken to court.

Moved by L. Hilton and seconded by S. Young to adjourn the meeting. Meeting adjourned at 7:25 pm.

Respectfully submitted,

Jean E Oleson
Clerk

Approved:

Rick Bernier
Chairman