

**LANCASTER ZONING BOARD OF ADJUSTMENT**  
**May 27, 2020**  
**6:30 PM**

**CALL TO ORDER:**

The meeting was called to order at 6:30 pm by Chairman Rick Bernier.

**ROLL CALL:**

**Regular Members Present:** Rick Bernier, Steve Young, Les Hilton, and Tricia Frenette

**Regular Members Absent:** Chris McVetty.

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

**Others Attending:** Planning/Zoning Advisor Ben Oleson, Rachael Stuart and Katherine Hartnett.

**Chairman Rick Bernier appointed Alternate Member Linda Ogle as a regular voting member for tonight's meeting due to the absence of Regular Member Chris McVetty.**

Planning/Zoning Coordinating Ben Oleson read the following announcement:

**This meeting and hearing will be conducted pursuant to Governor's Emergency Order 12-"Temporary modification of public access to meetings under RSA 91-A" due to the ongoing public health crisis and emergency related to the COVID-19 pandemic. Board members have the option to participate in person or remotely. Individuals wishing to participate have the option to either call into the meeting or provide a written statement to be read to the Board and entered as part of the proceedings. Any and all action requiring a vote will be by roll call.**

**PUBLIC HEARINGS:**

**Case #524 – Katherine Hartnett & Racheal Stuart** for an Area Variance concerning article 5.01, "Setbacks in the Residential District". Applicants/Owners wish to construct an approximate 6' X 14' shed closer to the side property line than the required 10 foot required setback. The proposed shed would be used for the storage of firewood and accommodate a roof-mounted solar PV array to provide power to the property. Lot Zoned Residential. (14 Governors Terrace, Tax Map P10-Lot 034, 0.24 acres).

Notices were sent to all known land abutters. Chairman Bernier opened the public hearing for the applicants to present their request.

Applicant/Owner Racheal Stuart explained that a wood storage area is needed as wood is their primary source of heat. She said the proposed location for the shed is the best location as it is near the house and on an underutilized part of the property. Ms. Stuart said she has spoken with the neighbor directly affected and they have no issue.

Les Hilton asked how many feet the shed would extend into the setback. Ms. Stuart stated she was not sure as they are still working on the details and wanted to get the approval first. Some factors are sun exposure for the solar array and they are not sure if they will hit ledge when they dig the piers for the shed. She said she is working directly with the neighbor to ensure they are comfortable. Ms. Stuart said that if approval is granted tonight the contractor will dig test holes for ledge tomorrow. Chairman Bernier advised that there is a 30 day appeal process so any work done prior to that expiring is at their risk. Ms. Stuart said they will still have the test holes dug to determine where the ledge is.

With no further comment from the applicants Chairman Bernier opened the hearing to abutters. Mr. Oleson advised that two abutters had provided input to him and they expressed no issues with the request. He also said he heard from the abutter impacted and they did not express any concerns. With no further comment from abutters the hearing was opened to the public. With no one from the public present to speak to the case the public hearing was closed and opened only to the Board.

**Moved by Steve Young and seconded by Linda Ogle to approve an Area Variance at 14 Governor's Terrace for Katherine Hartnett and Racheal Stuart as requested based on the applicants' Statement of Reasons.**

**Roll Call Vote:**

**Les Hilton – yes**

**Tricia Frenette – yes**

**Linda Ogle – yes**

**Steve Young – yes**

**Rick Bernier - yes**

**Motion carried – unanimous.**

Mr. Oleson reminded the applicants of the 30 day appeal time.

**APPROVAL OF MINUTES:**

**Moved by Steve Young and seconded by Linda Ogle to approve the minutes of the January 29, 2020 meeting.**

**Roll Call Vote:**

**Les Hilton – yes**

**Tricia Frenette – yes**

**Linda Ogle – yes**

**Steve Young – yes**

**Rick Bernier - yes**

**Motion carried.**

**OTHER BUSINESS:**

**Election of Board Chair and Vice-Chair:**

**Moved by Les Hilton and seconded by Linda Ogle to nominate Rick Bernier as Chairman and Tricia Frenette as Vice Chairman.**

**Roll Call Vote:**

Les Hilton – yes

Tricia Frenette – yes

Linda Ogle – yes

Steve Young – yes

Rick Bernier - yes

Motion carried.

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

- Master Plan Update – Due to the current health pandemic the Master Plan Committee hasn't met for the last few months. It is Mr. Oleson's hope that committee will resume in June.
- McGary Hill Property – Mr. Oleson stated his intent was to proceed with court action after the winter months but the Town's response to the COVID19 pandemic took precedence. He hopes to resume action on this issue in the coming months.
- Mount Royal Academy building – Mr. Oleson stated this has also been delayed due to the COVID19 response. He has already informed the school and church officials that he will need to take action at some point as they are in violation of their approval.
- North Country Charter Academy – Mr. Oleson advised that he was told the school was backing away from their plans to relocate to Summer Street.
- Aubuchon – Mr. Oleson stated that construction of the additional commercial building on the Aubuchon property will begin in the coming weeks. The building will be leased to Dollar General.
- Mr. Oleson stated there will be a Planning Board meeting in June for a site plan to locate self-storage units on Summer Street at the former Rexford property next to Capitol Well).

**Moved by Linda Ogle and seconded by Steve Young to adjourn the meeting.**

**Roll Call Vote:**

**Les Hilton – yes**

**Tricia Frenette – yes**

**Linda Ogle – yes**

**Steve Young – yes**

**Rick Bernier - yes**

**Motion carried – meeting adjourned at 6:57 pm.**

Respectfully submitted,



Jean E Oleson  
Clerk

Approved: 6/24/2020



Rick Bernier  
Chairman