

LANCASTER ZONING BOARD OF ADJUSTMENT
September 26, 2018
6:30 PM

CALL TO ORDER:

The meeting was called to order at 6:30 PM. In the absence of the Chair and Vice Chair, Steve Young assumed the role as chairman for the night's meeting.

ROLL CALL:

Regular Members Present: Steve Young, Les Hilton, Chris McVetty.

Regular Members Absent: Vice Chairman Tricia Frenette and Chairman Rick Bernier.

Alternate Members Present: Chris Foss

Others Attending: Ben Oleson, Zoning Advisor; Judy Nichols, Applicant and Linda Ogle & Nate Kenison (both interested in being appointed to Zoning Board).

Acting Chairman Steve Young appointed alternate Chris Foss to full voting member to replace Tricia Frenette who was absent.

APPROVAL OF MINUTES:

Moved by L. Hilton and seconded by C. McVetty to approve the minutes of the July 25, 2018 meeting. Motion carried.

PUBLIC HEARINGS:

Case #517 – Judy M Nichols for a Use Variance concerning article 5.01, "Non Permitted Uses/Restricted Uses in the Residential District". Applicant/Owner wishes to raise up to 2 pygmy goats on their land in the Residential Zoning District. Goats would live in section of garage and have access to a fenced in pen at the rear of the property. All Best Management Practices (BMP's) are proposed to be followed. Lot Zoned Residential. (21 Grove Street, Tax Map P04-023, 0.69 acres).

Notices were sent to all known land abutters via certified mail. No abutters were present.

Applicant Judy Nichols explained that she would like to raise 2 baby pigmy goats up to adulthood. She said the adult goats are the size of a medium sized dog. She said they will be solely for pets – not milked or bred. Ms. Nichols said they will be banded and castrated and will have all their shots when she gets them. She said she already has a veterinarian lined up to take care of them. She also stated that she has adequate space for the animals.

C. McVetty said he had reviewed all the documents and had no questions.

Ms. Nichols said that she had spoken with her neighbors and none of them had any problems with the request.

S. Young opened the hearing to abutters and the public. None were present.

B. Oleson added that he had spoken with Rusty Scott who abuts Ms. Nichols property from Bridge Street and he did not have a problem with the request.

With no further comment from the applicant or the public S. Young closed the hearing to all but the Zoning Board.

Moved by L. Hilton and seconded by C. McVetty to grant the Use Variance as requested based on the facts supporting the request on the application. Motion carried.

B. Oleson advised Ms. Nichols of the 30 day appeal process.

OTHER BUSINESS:

Master Plan Update Community Engagement

B. Oleson explained to the Board that there is a small committee working with the Northern Forest Center (NFC) and UNH Cooperative Extension to gather input from the public for the Town's next Master Plan. He stated this was a continuation of the community revitalization the NFC was doing and the purpose was to get people on this committee that had connections to all the various groups in Town so a comprehensive summary of what is desired for Lancaster's future was gathered. He stated there had been 2 meetings so far with a plan for 2 more with all work completed by the end of the year. UNH would be compiling the data and give it to Lancaster after the first of the year.

Zoning Ordinance Amendments


B. Oleson explained the NH Liquor Store will be installing signage that does not comply with the existing ordinance and they are exempt from doing so as a Governmental Entity. He explained due to the landscape buffer at the Shaws Plaza the Liquor Store would not get exposure if a sign was placed on that structure so they are placing their own at the southerly entrance to the Plaza. He continued by saying if our sign ordinance was less confusing and developed with more thought there could be a solution to the Shaws issue that would allow them to have proper signage and an attractive roadside buffer. He stated he is looking for suggestions on amendments to the ordinance, specifically the sign ordinance. He told them all he would share the Town's Land Use Ordinance Audit with them and asked for them to share any ideas for updates with him so he can work on developing amendments.

B. Oleson asked Linda Ogle and Nathan Kenison if they were still interested in joining the Zoning Board or if they wanted to attend more meetings to get a better familiarity with the work involved. Both indicated they were interested and ready to join the Board. S. Young then called for a motion to recommend both to the Selectboard for appointment.

Moved by L. Hilton and seconded by C. McVetty to recommend Nate Kenison and Linda Ogle to the Selectboard for appointment to the Zoning Board of Adjustment as alternate members. Motion carried.

Moved by L. Hilton and seconded by C. McVetty to adjourn the meeting. Meeting adjourned at 7:30 pm.

Respectfully submitted,


Jean E Oleson
Clerk

Approved: 1/30/19

Tricia Frenette
Vice-Chair

