

**LANCASTER ZONING BOARD OF ADJUSTMENT**  
**July 31, 2019**  
**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, and Les Hilton.

**Regular Members Absent:** Tricia Frenette and Chris McVetty.

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

**Others Attending:** Ben Oleson, Zoning Advisor.

**Moved by Steve Young and seconded by Les Hilton to appoint Alternate Members Nathan Kenison and Linda Ogle as full voting members for tonight's meeting in place of Regular Members Tricia Frenette and Chris McVetty. Motion carried.**

**APPROVAL OF MINUTES:**

**Moved by Les Hilton and seconded by Steve Young to approve the minutes of the May 29, 2019 meeting. Motion carried.**

**PUBLIC HEARINGS:**

None.

**OTHER BUSINESS:**

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

Master Plan – Ben Oleson explained that the first meeting of the Master Plan Committee will be held next Thursday. He said he will be providing tonight a brief rundown of the process and answer questions. He explained a Master Plan is needed in order for the Town to have almost any land use regulations in Town including a Zoning Ordinance. He added that amendments to the land use regulations should come from the goals, objectives and recommendations of the Master Plan.

Mr. Oleson also explained that by law the Master Plan only needed two sections-a Vision Statement and a Land Use Chapter. The statute also recommends several other chapters which the Town has included such as Social and Economic Resources, Housing, Transportation, Regional Community Health, Community Facilities, Natural Resources, Historic and Cultural Resources, Energy, and Present and Future Land Use. He stated the statute lists additional chapters to be added and some can be combined. The committee will discuss it.

Mr. Oleson explained that community engagement is important. The community engagement that was conducted with the Northern Forest Center and UNH Cooperative Extension began that process. A survey will be created using some of the feedback

from that process and sent out to the community. Meetings will also be open to the public and allow for comment.

Each chapter will be reviewed and there will be a lot of data analysis of demographics and mapping as well as some review of the neighboring communities.

**Don Freddette joined the meeting at 6:45 PM.**

The Committee will identify each month what to review at following meetings. The process and final product should create an environment for things to happen. Discussion followed with Mr. Oleson answering questions.

**Moved by Steve Young and seconded by Les Hilton to adjourn the meeting.**  
**Motion carried. Meeting adjourned at 7:37 pm.**

Respectfully submitted,



Jean E Oleson  
Clerk

Approved: 9/25/19



Rick Bernier  
Chairman