

**LANCASTER ZONING BOARD OF ADJUSTMENT**  
**September 25, 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 Tricia Frenette.

**Regular Members Absent:** Les Hilton and Chris McVetty.

**Alternate Members Present:** Linda Ogle and Don Freddette.

**Alternate Members Absent:** Nathan Kenison.

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

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

**APPROVAL OF MINUTES:**

**Moved by Steve Young and seconded by Donald Freddette to approve the minutes of the July 31, 2019 meeting. Motion carried.**

**PUBLIC HEARINGS:**

None.

**OTHER BUSINESS:**

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

Developments of Regional Impact – Zoning Board packets included copies of RSA's pertaining to Developments of Regional Impact (RSA 36:54, 36:55, 36:56, 36:57, and 36:58). Also included was a document entitled "Developments of Regional Impact Review Guidelines for the North Country adopted by North Country Council Representatives".

Ben Oleson stated that whenever there is a proposal within the Town of Lancaster that comes to the ZBA there has to be a decision (a vote by ZBA) as to whether it is of a size that may have a substantial impact in the region. If the proposal is deemed to have a regional impact additional noticing to North Country Council and any neighboring communities that could be effected has to be made before the public hearing begins. Mr. Oleson explained the Dalton landfill issue could be considered a development of regional impact.

Mr. Oleson noted that the ZBA Rules of Procedure do not address the regional impact issue in their public hearing instructions. He said the statute requires each proposal to be evaluated for regional impact. He explained some communities take a vote on each application prior to the hearing. The Board does not currently do that but they could add that step in their Rules of Procedure if they would like to or continue to only request a vote if the procedure appears to

be of a regional impact. If the vote is yes the public hearing would not be able to continue until the additional public noticing was completed. If the vote was no the public hearing could continue like always. Board members agreed that they would like to take a vote on each and every case brought to them. Mr. Oleson stated he would will amend the rules of procedure to reflect that change for the ZBA to adopt at the next meeting.

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

Master Plan Update – The committee has met twice and the update is going well.

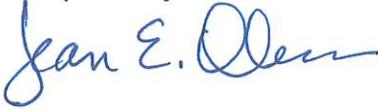
Parking Lot – The lot is open for public parking with only landscaping left to complete, most likely in the spring. It was suggested that signs identifying the lots as public would be helpful as well as bike racks along the sidewalk.

Attendance at meetings was discussed. Mr. Oleson stated he would be providing the Board and Selectboard with an attendance history when members were seeking reappointment. He encouraged the Board to take that into consideration when recommending a person to the Selectboard.

**Moved by Tricia Frenette and seconded by Linda Ogle to adjourn the meeting. Motion carried.**

**Meeting adjourned at 7:43 pm.**

Respectfully submitted,



Jean E Oleson  
Clerk

Approved:

12/18/19



Rick Bernier  
Chairman