

Zoning Board of Adjustment  
August 29, 2022  
Public Hearing

Members Present: Walter Baird, Michelle Cooper, Chris Stafford, John Russo

Others Present: Gail Turilli, Bruce Skaff, Susan Chandler, Lisa Paul, Amber Rose McIntyre, Dave Knight, Kathy Youzwak, Jason Youzwak, Chris Lingar, Laurie Taylor, Florence (Trudy) Morse, Donald Morse, Mark Geisler, Pamela Geisler, Lisa Marie Pajunen, Bill Pajunen, Jim Lanza, John (Steve) Grover

**Review of May 18, 2022 minutes:**

There are no changes noted. Walter **made** and John 2<sup>nd</sup> a **motion to accept the minutes as written**. All in favor, **motion carries with a vote of 3-0 with Michelle abstaining**. Rules of procedure had been discussed at the last meeting regarding a small change in the event of a tie vote. The consensus of the Board was that a tie vote would be an automatic denial of the application. John **made** and Walter 2<sup>nd</sup> a **motion to make the change in the Rules of Procedure**. All in favor, **motion carries with a vote of 4-0**. Michelle has been designated as a voting member tonight as there is a 4 person Board.

**Case 2022-3: Special Exception Application for a Customary Home Occupation at 45 Beechwood Drive:**

Chris explained to the applicant, John (Steve) Grover, that there is a 4 person Board tonight as one member unexpectedly could not make it. The applicant has the choice of proceeding with a 4 member Board or postpone the hearing with a 5 member Board. If the applicant agrees to proceed tonight, he cannot appeal the decision based on a 4 member Board and if there is a tie vote, the application would be denied. The applicant decided to postpone the hearing. At this time, Chris decides to open the hearing and ask for a continuance, otherwise all abutters will need to be re-noticed via certified mail. John **made** and Michelle 2<sup>nd</sup> a **motion to continue the hearing until Wednesday, September 7 at 7:30pm**. All in favor, **motion carries with a vote of 4-0**.

**Other Business:**

Walter mentions that there was a recent webinar on two house bills, 1661 and 1021 which has applicability to Planning and Zoning. House bill 1021 deals with churches and now they are allowed to be put anywhere but, would still have to abide by the Zoning rules. There is a lot of information in this webinar regarding house bill 1661. A new requirement is that the town publish fees that are charged to applicants by land use boards in a public place. There is also a Planning Board and Zoning Board test that can be taken with or without a certificate. ZBA RSA's have changes in each section. Detailed finding of facts needs to be put in the decision letters. If not in detail, the decision can be appealed. Chris stated that the ZBA has always done this. Walter also noted that things that were considered in making a decision also needs to be included in the letter. These new house bills were in effect as of 8/23/22. Gail stated that she has posted all of the fees on the town website and also in the front lobby of the town hall. Walter stated that the time frame to approve or deny applications has been changed to 90 days starting with the first hearing. There is also a Q&A after the webinar that has some useful information. Walter will send out a link to the Board members to access the webinar at their leisure.

48 Walter **made** and John 2<sup>nd</sup> a **motion to adjourn**. All in favor, **motion carries with a vote of 4-0. Meeting**  
49 **adjourned at 8:20pm**

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53 Respectfully,

54 Gail L Turilli

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