

TOWN OF CHESTERFIELD, NH
ZONING BOARD OF ADJUSTMENT
Minutes - September 10, 2019

Chair Kristin McKeon called the meeting to order at 7:00 PM. In attendance were Joe Hanzalik, Richard Aldrich, Kristin McKeon, John Zannotti via Skype, Jeanny Aldrich, and Susan Rigg.

Joe Hanzalik made a motion to approve the minutes of August 13, 2019. Aldrich seconded the motion and it was approved unanimously by roll call vote.

Public Hearing: PINE GROVE SPRINGS COUNTRY CLUB, INC. An application requested under Article II Section 203.4 of the Chesterfield Zoning Ordinance to allow the creation of a new lot (5K-B-8-5) with less than the required acreage. Proposed Tax Map Parcel 5K-B-8-5 currently contains the maintenance buildings and well house for the Pine Grove Springs Golf Course which is located on the south side of NH Route 9A. They are also requesting the same variance for Lot 5K-A-3 to divide 5K-A-3 into five (non-buildable) parcels that will become part of the lots on the south side of Channel Road.

McKeon announced that the applicant asked to withdraw the application without prejudice. Hanzalik made the motion to allow the withdrawal without prejudice. Aldrich seconded the motion and it was approved unanimously by roll call vote.

OTHER BUSINESS: The Board will review the entire Building Ordinance booklet. McKeon asked the Planning Board to meet, but they will not schedule a meeting until they know what changes the ZBA would like. McKeon said she believes the Ordinances should be based on the Town Master Plan. Richard Aldrich said he thinks the entire booklet needs to be rewritten as it has not had a comprehensive review in years. It was agreed to review a section each month. Hanzalik wants to review and account for town growth and change.

Article I:

101 – Authority: Aldrich wants to add: “this ordinance was enacted by the Citizens of Chesterfield in March 1987...” so it is clear where the authority for the ordinances derived.

102 – Purpose: It was agreed the “purpose” should be updated.

Next, it was agreed that Article VI should become Article II. The ZBA reviewed section VI in detail next:

601.2 – Variances: Aldrich said in item A “unnecessary hardship” needs to be defined. Zannotti does not think there is a definition because they don’t want to tie the hands of a Board using their own sound judgment.

McKeon said she wants to change the completion time for work to one year, rather than two. With the understanding that an extension can be requested, if needed.

601.3: Special Exceptions: Zannotti said the term "Board" needs definition.

601.4: Building Code Board of Appeals: Zannotti said this needs to be reworded, it is difficult to understand.

605 and 605.1 Decisions of the Board: This section refers to an "administrative official". Aldrich thinks this is the code enforcement officer, or other employee, but a definition is needed.

606 – Rehearing and Appeals: The term "as amended" refers to RSA 672. Need to determine what "as amended" means, Zannotti believes it means the version of the RSA in force at the time.

"Or suspend the order of decision" Kristin assumes this speaks to a code enforcement decision.

Aldrich said the NH Planning & Land Use Regulations of 2018-2019: Section 677.3 addresses Rehearing by Board of Adjustment. This code section should be summarized into the Ordinance for clarity.

With that, the Board finished the review of Article VI and decided to discuss Article II at the next meeting. It was agreed the members would review Article II and bring their comments/revisions to the next meeting.

At 8:35 PM, Hanzalik made a motion to Adjourn. Aldrich seconded the motion and it was approved unanimously by roll call vote.

Respectfully submitted,

Susan Rigg

Approved:



Kristin McKeon, Chair

10/10/19

Date: