

PO Box 175
Chesterfield, NH 03443



603-363-4624
www.nhchesterfield.com

**TOWN OF CHESTERFIELD, NH
ZONING BOARD OF ADJUSTMENT
AGENDA**

**THURSDAY, APRIL 26, 2021 6:30
P.M. PUBLIC HEARINGS BEGIN:
NO EARLIER THAN 6:45P.M. VIA
ZOOM REMOTE MEETING**

Kristin McKeon opened the meeting at 6:31PM. Also in attendance were Joe Hanzalik, John Zannotti, Joe Brodbine, Lucky Evans, and Casey Schnackenberg.

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

- *Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means;*

We are utilizing the Zoom platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone # 1-646/876-9923, 1-301/715-8592 or 1-312/626-6799. Meeting ID **880 8904 7885** and passcode **093784**, or the following website:

<https://us02web.zoom.us/j/88089047885>

Meeting ID: 880 8904 7885

Passcode: 093784

b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using Zoom, and

instructions are provided on the Town of Chesterfield website at: <https://chesterfield.nh.gov/>.

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access; If anybody has a problem, please **text** 603/398-6712 or email at: kmckeonzba@gmail.com.

d) Adjourning the meeting if the public is unable to access the meeting.

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Please note that this meeting has been continued from April 08, 2021 due to the public not having access to the meeting.

Introduction of Board Members & Selectboard Representative to ZBA

KMcKeon introduced the board members and explained the seating procedure for the present alternates.

KMcKeon passed chair responsibilities to Hanzalik as she had recused herself from one of the hearings.

Review: meeting minutes 03/11/2021

Joe Hanzalik moved to accept the 03/11/2021 minutes as amended. The motion was seconded by Joe Brodbine and passed unanimously by roll call vote.

Hanzalik turned chair responsibilities over to KmcKeon. KmcKeon explained the procedure for hearings and how participants were to address all questions to the Chair.

KMcKeon asked Barey if there had been any contact with Evans or Schnackenberg on their availability for this meeting. Barey stated there had not. KMcKeon noted that this should be addressed.

KMcKeon noted that there are OSI Zoning Board workshops available in May of 2021 and all board members should sign up or contact Barey to have him sign them up.

Continuations

Continuation from March 11th, 2021: **Alex Winn** is requesting a dimensional variance under Article V: Non-conforming buildings and Structures, subsection 503.1 – Expansion of non-conforming parts of buildings or structures to permit the addition of a master bedroom, bathroom, and living room. The property is located at 65 Brook Street West Chesterfield, NH 03466. (Tax Map 13, Block E, Lot 5)

KMcKeon asked Winn if he was comfortable with four Zoning board members hearing his case. Winn noted he was amenable to that.

Winn noted he met all the requests the board had made. Zannotti noted that the board specifically asked for further dimensions and info submitted that was signed and dated and he does not see it. Zannotti continued stating he would not be voting on this hearing until those documents were signed and dated. KMcKeon asked what it would take for Zannotti to vote. Zannotti responded to continue the hearing to the next meeting until the supplemental information was signed and dated. Hanzalik stated he was in agreement with Zannotti for the purpose of consistency. Brodbine noted he agreed with continuing the meeting along with the rest of the board.

Kristin McKeon moved to continue the Winn hearing to the May 13, 2021 Zoning Board meeting on the condition that the supplemental information will be signed and dated. The motion was seconded by John Zannotti and passed unanimously by roll call vote.

New Applications

Application for Equitable Waiver: Kim & Marina Perrin-continuation from February 11th and March 11th, 2021 requesting an equitable waiver for a variance granted in 2016 following and updated survey. The property is located at 438 North Shore Road, Spofford, NH 03462 (Map 5H Lot B3).

KMcKeon asked if the Perrin's would like to go forward with the current four-member board or continue to the next month. Perrin's representative stated they would like to continue.

Zannotti asked if Barey could contact Evans and Schnackenberg right now. KMcKeon asked if Barey had their phone numbers; Barey responded he did not.

Other Business

West East Westmoreland LLC-KMcKeon noted Hanzalik went to the site visit with the judge in her place. Hanzalik stated they met the Circuit judge as well as John Ratigan, Michael Bentley, Fran Shippee as Board of Selectmen representative, and Matt Beauregard. Hanzalik noted that Ratigan stated this was very production and proactive on the town's part so the judge could see what he would not normally under other circumstances.

Hanzalik opened discussion about proper procedure for accepting future ZBA applications as well as the board being present and prepared for the monthly meetings. KMcKeon responded that Barey needed to be more strenuous and less flexible concerning the application checklist when accepting new applications. Hanzalik stated every time there is an issue regarding the running of the meeting or the preparation of the board members, the applicants are put out. Hanzalik noted that most recent applicants have retained council which is not cheap, and so is not fair to the residents; he considers it disrespectful and unprofessional. Zannotti noted comments that agreed with Hanzalik concerning the Zoning board being prepared and stating, "We're in disarray with this board and somebody has to take some action. It's not fair to the applicants or the ZBA." Zannotti continued, stating he is disappointed with the recent actions and habits of the board. Zannotti noted that there may be a problem with the type of membership being appointed.

KMcKeon reiterated on Barey's responsibilities to properly process new ZBA applications and

following the checklist to the letter.

Jeff Scott included comments concerning discussion on the Friends of Chesterfield Facebook page, suggesting that the board have more of a social media presence. Hanzalik noted in detail the benefits of the town starting their own social media accounts.

KMcKeon reiterated her comments on Barey following the checklist and needing a “floater” employee in the town offices.

Hanzalik and Winn discussed including a ZBA recruitment advert in the May edition of the Chesterfield Happenings.

Zannotti noted comments on the importance of the Board of Selectmen properly vetting new ZBA members.

KMcKeon listed the responsibilities for Barey to attend to for future meetings, including following the application checklist to the letter, as well as contacting all board members for their updated contact info and sending an attendance email to the board before each meeting.

John Koopmann stated there are rules and procedure for the Planning Board about what happens when member absence becomes habitual. KMcKeon noted there are similar procedures but the ZBA is small as it is and she assumes there would be hesitancy to follow through on the part of the Board of Selectmen.

Next Meeting Schedule – May 13, 2021

Joe Brodbine moved to adjourn the meeting at 8:17PM. The motion was seconded by John Zannotti and passed unanimously by roll call vote.

Respectfully submitted,

Jim Barey
Zoning Board of Adjustment Secretary

Approved by:



Kristin McKeon, Chairperson

5/17/21

Date



Joe Hanzalik, Vice-Chair

5/22/21

Date