



Meeting Minutes
Zoning Board of Adjustment (ZBA)
August 17, 2022, at 7:00p.m.

1. CALL TO ORDER

T. Hardekopf called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Members Present: Tracy Hardekopf, George Bailey, Cheryl Huckins

Members Absent: Andre Laprade, Paul Thibodeau,

Staff Present: Town Planner: Vanessa Price

4. ACTION ITEM CONTINUED FROM JUNE 15, 2022

A. 121-30-GR-22-Var (Owner: Richard Townsend) Request by applicant for a variance from Article 4, Section 4.1.1 Table 2 to allow setbacks from two road frontages 18.7' and 27.3' from Hall Road and 27.3' and 21.8' from Rosemary Lane where 40' is required and 23.2' from the side where 30' is required on a .24-acre lot in the General Residential Zoning District.

V. Price explained that she received an email from the applicant and the surveyor that the lawyers have not come to an agreement on property boundary line.

A motion was made by G. Bailey and seconded by C. Huckins to continue the application until September 21, 2022, at 7:00 p.m. The motion passed unanimously. The case will be heard at the new Town Hall location.

Roll Call:

C. Huckins-Aye

G. Bailey-Aye

T. Hardekopf-Aye

5. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the August 17, 2022, meeting.

A motion was made by C. Huckins and seconded by G. Bailey to approve the minutes of August 17, 2022, as written. The motion passed unanimously.

C. Huckins-Aye

G. Bailey-Aye

T. Hardekopf-Aye

6. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

A. Board review of 2022 Draft of updated ZBA Rules of Procedure from 1992 by-laws.

Town Planner and Town Counsel reviewed and edited the 2022 Draft of updated ZBA Rules of Procedure from the July 20, 2022 meeting.

T. Hardekopf discuss to add from operational perspective, ensure the case files have VAR for variance, SE for special exception, EWDR for equitable waiver of dimensional requirement, and ADD for the appeal of administrative appeal.

G. Bailey and C. Huckins in agreement.

The 2022 rules of Procedure will not go into effect until 60 days after the changes have been made per the old 1992 bylaws. The effective date would be October 16, 2022.

A motion was made by G. Bailey and seconded by C. Huckins to adopt the 2022 ZBA Rules of Procedure as amended on August 17, 2022 and active 60 days after acceptance. The motion passed unanimously.

C. Huckins-Aye

G. Bailey-Aye

T. Hardekopf-Aye

V.Price clarifying question to the board that the 2022 ZBA Rules of Procedure that language for the case files have VAR for variance, SE for special exception, EWDR for equitable waiver of dimensional requirement, and ADD for the appeal of administrative appeal, will be included in the Rules of Procedure.

A motion was amended by G. Bailey and seconded by C. Huckins to adopt the 2022 ZBA Rules of Procedure as amended on August 17, 2022 and active 60 days after acceptance, including the that language for the case files have VAR for variance, SE for special exception, EWDR for equitable waiver of dimensional requirement, and ADD for the appeal of administrative appeal. The motion passed unanimously.

C. Huckins-Aye

G. Bailey-Aye

T. Hardekopf-Aye

V.Price discussed with the Board that the 2022 ZBA Rules of Procedure will be on the future Select Board agenda for approval since the fee structure has changed.

7. ADJOURN

A motion was made by C. Huckins and seconded by G. Bailey to adjourn the meeting. The motion passed unanimously.

C. Huckins-Aye

G. Bailey-Aye

T. Hardekopf-Aye

The meeting time ended at 7:08 p.m.

The next meeting will be held September 21, at 7:00 p.m. at Town Hall, 4 Signature Dr., Barrington, NH 03825.