

**Zoning Board of Adjustment**

**October 1, 2013**

**Memorial Building**

**7:00 P.M.**

*The following are to be considered draft minutes only until approved by the Board at their next meeting.*

**Members Present:** Susan Chiarella (Chair), Bryan O' Day, B. Manning, Justin Hastings, Gene Hayes, and alternate Cynthia Hayes.

**Others Present:** Mike Chiarella, Mark Brunelle, Wayne Stark, George McCusker, John Trachy, Pam Richardson, Doug Peel, Leigh Callaway, and Peter Abair

**Review of September's minutes:** Under member's present add Justin Hastings as he was present. Under August minute corrections word areal meant to be area. Under Hansen Hearing for Special Exception add Hours of operation also Saturday 8am-3pm. Change wording of building is heated to building will be heated. Change wording from: To preserve integrity of the road at certain times of the year permission from the road agent may be required before trucking to ***WILL*** be required.

\*\*please see attachment to the minutes from Michael Hansen's Hearing regarding his boat storage information\*\* (page 3)

Gene made a motion to accept minutes as corrected, second by Bryan and unanimously approved.

**Other Business:** Susan Chiarella handed out copies of the ZBA applications and asks that the board reviews them and if they have any changes they would like to make or suggestions, it might be something to talk about. Susan also wanted to point out that it is the responsibility of the applicant to get their own abutters list and to find it using different resources.

Susan addressed the board stating that there was a letter from the Selectman regarding the Brunelle Hearing. She stated she is going to recuse herself and turn the board over to Bryan (vice chair) Bryan read the letter from the selectman asking to board to reconsider re-hearing the Brunelle hearing based on information presented by Clayton Platt a respected surveyor that states some evidence in the Brunelle hearing might not have been accurate. The board had some discussion and felt that the letter was a form of appeal by the selectman. Cynthia feels it does have Merritt because of the letter and information presented by Clayton Platt. Bryan Makes a motion to rehear the Brunelle case based on the information presented by Clayton Platt, Gene seconds and all in favor. B makes a suggestion that instead of waiting until November to do the re-hearing that the board considers something sooner. The board was in agreeance, and set a date for October 22, 2013. Bryan makes another motion to re-hear the Brunelle case for variances on October 22, 2013, B seconds and all in favor. Pam Richardson, in the audience a realtor asks the board what exactly they are re-hearing. She states that she is just trying to give feedback to the property owner, Mrs. Dexter, as she is not able to attend do to age reasons. Bryan explains the board can't really answer any questions that pertain to the case.

Susan Chiarella takes the board back. Susan brings up the subject of appointing a third alternate. She said it had been tabled; however there may be a need for one. Susan nominates Peter Abair. Gene inquires on a second nominee, and Susan said that was fine. Gene nominated John Trachy. Susan asks for a second. There was no second. Susan again states she nominates Peter Abair and if there is a second, Bryan seconds. B and Justin in favor as well. She announces that Peter Abair is the third alternate on the ZBA.

Susan asks if there is any other business or concerns. Gene states that he has a concern regarding hearings. He feels that when an applicant is asked a question by him that the applicant should be the one speaking not another board member. Susan suggests that if and when that happens again that Gene speaks up and says something at that time. Cynthia raised some concerns regarding the 5 questions on the applications that were not discussed and checked off during the last hearings. Bryan did agree with Cynthia that the board should have. Susan said on a go forward basis she would make sure that they did from now on. Cynthia also had concerns about the conditions on the Hansen notice of decision, and felt some things were omitted. The board felt that as long as the minutes reflected everything and because the notice of decision had been signed, that it was okay.

Cynthia also brought up the issue of not receiving zoning minutes on the list serve as she has brought this up many times before. Leigh stated he would ask Tamara about it. Cynthia states that she can get all other minutes except for Zoning. Susan Abair stated that there has been an on-going issue with the web and internet itself and that the public can always stop by the office for copies of any minutes or calls the office and one of the girls would be happy to either email them or send them in the mail. Leigh stated he would make it his responsibility to find out why the web is not working properly. Cynthia asks Leigh if Susan Abair works for the board or if she works for the Chairman. Leigh explains that Susan Abair's position reports to the two Chairmen of the boards. Kevin Lee on the Planning board, and Susan Chiarella on the Zoning Board. Cynthia asks Leigh if she needs something who should she email or ask, Leigh stated he wasn't going to answer that. Susan Chiarella stated she would like all requests to go through her and she would get any board member the information that they need, instead of having board members contact Susan Abair.

George McCusker brought up a concern about members of the ZBA sitting at the table during a hearing that is not hearing the case. He feels and recommends that as soon as a case is closed and board members go into deliberation that the members not on that case have a seat in the audience, as there have been instances where members not serving on the case have made comments. Susan Chiarella stated she agreed with that.

Justin makes a motion to adjourn, second by Susan and all in favor

Meeting adjourned @8:15

Submitted by,

Susan Abair

**\*\*ATTACHEMENT\*\***

**Mike Hansen's Boat storage information—**

1. Location-Lot 1 (2.73 acres) off Hansen Road (private drive)
2. New Building size- 100ftx50 ft.
3. Closest neighbors (PSNH Power Transmission Lines (800ft), I89, Bell Excavation 800 ft., Hansen Rental house 2300ft, and Bob Richardson 3200 ft.
4. Number of boats estimated-no more than 160
5. Hours of operation M-F 8am -5pm and Saturday 8am-3pm
6. Business Description- Boat and trailer storage indoor and outside. Boat repair and winterization. Future business requiring and amended special exception, new and used boat sales with customers on site
7. Number of estimated employees- 1-3
8. Outside lighting- Downward facing night sky friendly
9. Business sign- Hanging on the building
10. Estimated traffic increase on Maple Lane-Approximately 20 round trips a day w/a pickup truck for ten days
11. Hazardous Materials- All oil and hazardous material shall be disposed of in proper containment barrels and removed from site when full to approved disposal facilities or picked up by certified disposal companies.
12. Boat washing station-All boats should be washed with environmentally friendly bio degradable soap. No Hazardous chemicals shall be used for washing purposes.
13. The purpose would not change the character of the neighborhood because building located in the area designated by the Town of Springfield NH master plan for commercial/light Industrial use
14. The purpose would not be injurious, noxious, or offensive because the storage is odorless and will not be louder than noise from the neighbor I89.
15. The proposed use will not be contrary to public health by reason of undue traffic congestion or health because boats will be moved by pickup trucks meeting current state and federal motor carrier standards for emissions and safety. Hazardous waste to be disposed off site by certified disposal companies
16. The location and size of the proposed use with the existing and future street is located on a dead end private drive; with 300 ft. of sight distance both directions.
17. The operations in connection with the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, odor, or vibration than would be coming from the closest neighbor I89.