

**ZONING BOARD OF ADJUSTMENT**

**MINUTES**

May 31, 2022

**APPROVED: 7/5/22**

**AGENDA:** NONPUBLIC SESSION  
22REH02 – NORM HEBERT – 166 HEMPHILL RD - #215-003

**ATTENDING:** Alan DeStefano (Chair), Richard LaFlamme (Vice Chair), Larry Denton (Zoom),  
Melody Mansur (Zoom), Lorraine Bohmiller

**ABSENT:** Ashley Dolloff (alternate)

**OTHER:** Christina Goodwin (Land Use Manager), Lindsay Thompson (Land Use  
Administrative Assistant)

Mr. DeStefano called the meeting to order at 6:02 pm with a quorum in person.

**MINUTES OF 5/3/22**

Mr. Laflamme motioned to approve the minutes of May 3, 2022, as written. Seconded by Ms. Bohmiller. The motion carried 5-0-0.

**NON-PUBLIC SESSION**

Mr. Laflamme motioned to enter non-public session, pursuant to RSA 91-A:3, II(e), for consideration of pending claims of litigation filed against the Board. Seconded by Ms. Bohmiller. The motion carried by roll call vote 5-0-0.

Mr. Laflamme motioned to leave non-public session at 6:05 pm. Seconded by Ms. Bohmiller. The motion carried by roll call vote 5-0-0.

Mr. Laflamme motioned to seal the non-public minutes indefinitely because it is determined that the divulgence of this information likely would render a proposed action ineffective. Seconded by Ms. Mansur. The motion carried by roll call vote 5-0-0.

**22REH02 – NORM HEBERT – 166 HEMPHILL RD - #215-003**

The Board discussed the Motion for Rehearing from 166 Hemphill Rd. The Special Exception was for a storage container that was denied. Mr. Laflamme motioned to approve the request for a rehearing as additional information and fact was provided in the motion. Seconded by Ms. Bohmiller. The motion carried 5-0-0.

Ms. Goodwin advised the Board the next steps. A Notice of Decision will be issued to Mr. Hebert and his attorney that will let them know that a Rehearing was granted. The applicant reapplies,

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with a new application and information and the Board considers all information as a new case. The Notice of Decision will be sent by the end of this week. The deadline for the July hearing is June 10, 2022.

### **COMMUNICATIONS**

None

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

Mr. DeStefano raised a concern regarding the Board's Notices of Decision. He advised the members that all future Notices, especially denials, should have a Narrative included with specific reasons for the denial. The denials, in the past, have listed the criteria numbers that haven't been met, but haven't been specific and have relied upon the minutes to support. Ms. Goodwin and Ms. Thompson will work together for future Notices.

Ms. Goodwin updated the Board to the status of the Planning Board review of Manufactured Storage Containers section of the Ordinance. The changes will continue to be fine-tuned and it is anticipated that the changes will move to public hearing and the ballot for 2023. Ms. Goodwin reported that the Board had more authority to require screening etc., under the Special Exception requirements and staff will make sure that that section of the Ordinance is in the packets for the next meeting.

### **NEXT MEETING**

The next meeting is July 5, 2022 with a deadline of June 10, 2022 for applications to be submitted. Currently, it is anticipated that the Motion for Rehearing case will be submitted, and a Variance. The June 7, 2022 meeting has been cancelled.

With no other business to come before the Board, Mr. Laflamme motioned to adjourn at 6:20 pm. Seconded by Ms. Bohmiller. The motion carried 5-0-0.

Respectfully submitted,  
Christina Goodwin  
Land Use Manager