

**Town of Chesterfield, NH**  
**Zoning Board of Adjustment**

December 10, 2019

Minutes

Chair Kristin McKeon opened the meeting at 7:00 PM. In attendance were Richard Aldrich, Joe Parisi, John Zannotti, Kristin McKeon and Dara Carleton.

**Minutes:** Kristin made a motion to accept the October 8, 2019 minutes as written. Richard seconded the motion and it was approved unanimously by roll call vote. Richard questioned whether the Town office area of route 63 should be made a village area.

**Budget:** There was a question about budgeting for a planner to come in and work with the Board when help is needed. McKeon was told there are two people with planning backgrounds that may be of interest and do hourly contract work. The rate would be approximately \$75 an hour. They would come and speak at a meeting if desired. A general discussion took place. Richard requested we have a protocol set in place for this issue. Aldrich made a motion to increase the budget line item for a city planner or consultant for \$1500. Kristin seconded the motion. Parisi voted nay. Kristin and John are in favor. It passes.

In answer to a question from last meeting -The Zoning Map was last updated in 2016 by the Southwest Regional Planning Commission. The ZBA will request a new zoning map through the Board of Selectmen. It will cost between \$1,000 to \$2,000 for the process.

**Review of Zoning Ordinance Booklet:**

A general discussion took place. It was suggested the ZBA present the new ordinance information in increments due to the next Planning Board Meeting taking place Monday. Pertinent changes should be presented next week. Parisi suggested presenting specific information to the Planning Board due to the anticipated length of the meeting. McKeon suggested this may not be a good time to present this information due to time constraints. Zannotti suggested we go forward with what we have currently. Richard addressed Spofford Lake needing to be its own section and that it would be important to include in this round of ordinance changes. Richard motioned that Spofford Lake district as defined under paragraph 203.6 become an established district under section 200 and that all districts be made available on the Town website. Kristin seconded. A discussion ensued. Joe suggested we focus on the Watershed area. The Planning Board has just started to review that information. Joe requested tabling the issue. Richard concurred.

General discussion continued as to what information to present. Kristin stated Article 6 should come between Article 1 and Article 2. John stated section 207 should come after section 208. The Conservation commission felt strongly that there should be no chemicals within 250 feet of the lake.

McKeon suggested this was important to include. Parisi focused on the subject of steep slopes, as it was indicated that has a large impact on the watershed area.

Referring to ordinance 205.6, McKeon presented an example of an ordinance that had specific language for screening/buffering and believes we can improve the specificity of our ordinance.

Zannotti pointed out that certain language in ordinance 203.6c duplicates language elsewhere in the ordinances, and request it be removed. Kristin suggested we remove 203.6c in total as it is repeated in Ordinance 411. The recommendation will be to remove that ordinance.

As far as presentation to the Planning Board, John suggested the ZBA focus on areas that have been a challenge. There was a general discussion. The Board, deciding to go forward with that intent, discussed challenging ordinances and wording of ordinances. McKeon and Aldrich noted that some of the language in the ordinances is vague or could be left open to interpretation. Several examples were discussed to include the words “may” and “abandoned”. Kristin will send correspondence to Tricia to follow up.

Next meeting is scheduled for January 14, 2020.

At 8:50 Kristin made a motion to adjourn. Richard seconded the motion and it was approved unanimously.

Respectfully submitted,

Dara Carleton