

Town of Chesterfield, New Hampshire
Chesterfield Zoning Board of Adjustment (ZBA)
Meeting Minutes –September 21, 2023
Town Offices, Chesterfield, NH

Present: Kristin McKeon, John Zannotti, Nate LaChance, Joe Hanzalik, Deb Livernois, Joseph Brodbine (Via Zoom) Also present was ZBA Secretary Erin Cintron.

OTHERS PRESENT: Selectboard Representative Gary Winn.

CALL TO ORDER: The meeting of the Chesterfield Zoning Board of Adjustment (ZBA) was called to order at 6:30 PM by Kristen McKeon.

MINUTES:

May 18, 2023

Review ZOOM, amend and bring back to next meeting for review.

June 15, 2023

John Zannotti moved to approve the minutes from June 15, 2023, as amended. The motion was seconded by Deb Livernois and passed unanimously

PUBLIC HEARINGS

FOR DISCUSSION

• **Recommendations of definitions for Planning Board-**

- Deb Livernois suggested using the information from Hanover and Antrim
 - Awning
 - Parking spot- Descriptor of size and specifics for example from Hanover
 - Temporary Sawmill
 - Junk yard
- John Zannotti
 - Office
 - Maintenance Yard
 - Restaurant
 - Retail Sales

Refer to page number for definitions in Antrim Regulations

- Boarding House page 7
- Carport page 8
- Laundromat page 13

- Motel page 14
- Structure page 17

Land development regulations

Abutter-Zoning Regulations does not have the definition of abutter, only in the application and both should be the same. The definition of “Street” and “Land Use” are different in the Land Development regulations than they are in the Zoning Regulations

- Nate LaChance

- Junk Yard
 - Cantilever

- Joe Brodbine

Brodbine commented that a committee was formed with members from the Watershed Committee and the Planning Board Committee to form the Planning Board Watershed Ordinance Review Subcommittee, which is working to draft information with better descriptions and definitions and is interested in seeing what is coming out of the subcommittee as lots of terms and definitions needed to be reviewed. Some of the things being considered are an attempt to introduce some regulations to better protect the lake.

- Joe Hanzalik

- Portable Sawmills
 - Abutter
 - Unregistered cars- Should be made more clear in the definitions.

- Kristen McKeon

- Assessory Use
 - Short Term Rentals
 - Height limits for structures without foundations

McKeon recommends the ZBA draft definitions as a starting point using resources from other towns as guidance and labeling them as “Critical, important or long term” verbiage to present to the Planning Board. The ZBA members will bring to the next meeting the definitions they find most suitable, discuss and compare at the next ZBA meeting. The ZBA will then give the Planning Board an opportunity to review and discuss the recommendations and then the ZBA will request a joint meeting with both the ZBA and the Planning Board.

BUDGET:

Secretary- Get number from Alissa
Supplies- \$150

91 Meetings and conferences- \$750
92 Advertising- \$500
93 Secretary expense-\$50
94 Postage- \$150
95 Consulting/town planner \$800
96

97 *Joe Hanzalik made a Motion to accept the budget as amended. The motion was seconded by*
98 *John Zannotti and passed unanimously.*
99

100
101
102 **OTHER BUSINESS**
103

104 Zannotti asked about alternates on the website and also asked for an additional alternate since
105 one person has never been on zoom or in attendance. Lance Zinn may not be a committed
106 member but still appointed until December of 2024.
107

108 *Joe Hanzalick moved to adjourn the meeting at 7:36 pm. The motion was seconded by John*
109 *Zannotti and passed unanimously.*
110

111 **Next Meeting:**

112 The next meeting will be held at 6:30 PM on October 19, 2023
113
114

115 Respectfully Submitted,
116
117

118 Erin Cintron
119 ZBA Secretary
120

121 Approved By:

122
123 Chair 
124

125 Date 1/18/24
126

