

Town of Chesterfield, New Hampshire
Chesterfield Zoning Board of Adjustment (ZBA)
Meeting Minutes –September 15, 2022
Town Offices, Chesterfield, NH

CALL TO ORDER:

The meeting of the Chesterfield Zoning Board of Adjustment (ZBA) was called to order at 6:30 p.m. by Kristin McKeon. Members present: Kristin McKeon, John Zannotti, Nate LaChance Alternate Joseph Brodbine, Alternate Deb Livernois, and Selectboard Representative Gary Winn

ABSENT: Joe Hanzalik

Alternates Joseph Brodbine and Deb Livernois were seated tonight.

MINUTES:

The meeting Minutes of July 21, 2022 were considered and amended. **Motion** was made by John Zannotti to approve the meeting Minutes of July 21, 2022, as amended. There was a second to the motion by Joe Brodbine and no further discussion. All were in favor by roll call. ***Motion passed.***

ITEMS FOR DISCUSSION:

Motion for rehearing of conditions attached to approval of variance made by MTG Holdings and River Realty LLC Notice of decision dated July 21, 2022

ZBA members received the applicants' letter requesting a rehearing of their approved application. Discussion covered what a rehearing involves, reasons for granting a request for rehearing, and possible decision outcomes if a rehearing is granted.

Resources used in the discussion were *Procedural Basics for Planning and Zoning* from the *Municipal Law Lecture Series* and *The Board of Adjustment in New Hampshire: A Handbook for Local Officials* put out by NH Office of Planning and Development.

ZBA members discussed what outcomes were possible if the Board granted the rehearing. It was noted that the possible outcomes could be made: no changes and vote to pass the original motion as approved July 21, 2022, grant the variance without any, with fewer, or with different conditions, or deny the variance the board approved July 21, 2022.

John Zannotti made a motion to approve the request for rehearing made by MTG Holdings and River Realty LLC. The motion was seconded by Deb Livernois. All were in favor by roll call of granting the request for rehearing.

Chesterfield Zoning Board Adjustment Building Coverage Calculation Sheet

ZBA looked over latest area calculation sample and worksheet supplied by John Zannotti. Deb Livernois motioned to accept both the sample sheet and worksheet and add them to the ZBA Application Packet. Joe Brodbine seconded the motion. All were in favor by roll call of accepting the area calculation sample sheet and worksheet.

OTHER:

Gary Winn said Christopher Stoner is interested in joining the ZBA as an alternate and has spoken to the Selectboard.

Joe Brodbine and John Zannotti both brought up an application to the Swanzey Board of Adjustment supplied to them by Joe Parisi. The thought was it may contain ideas this ZBA could use in our quest to continually improve our application.

Next Meeting: October 20, 2022

***Motion** to adjourn was made by Joe Brodbine. John Zannotti seconded the motion and no further discussion. All were in favor by roll call. **Motion passed.** Adjournment occurred at 7:28 pm.*

Respectfully Submitted,

Kristin R McKeon
ZBA Chair

Reviewed by Jennifer Keating
ZBA Secretary

Approved By:

Chair

Date

V. Chair

Date


