



TOWN OF HUDSON

Zoning Board of Adjustment



Normand Martin, Chairman Marilyn McGrath, Selectmen Liaison

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MEETING MINUTES – July 27, 2017 - APPROVED

The Hudson Zoning Board of Adjustment met Thursday, July 27, 2017, at 7:00 PM, in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall. Chairman Martin called the meeting to order at 7:10 PM and dispensed with the usual introductory remarks as there were no members from the public and no Cases to be heard and that the meeting was being held as a workshop, primarily to address their Bylaws.

Members present were: Charlie Bracket, Maryellen Davis, Normand Martin, Alternate Michael Pitre and Donna Shuman. Also in attendance were Bruce Buttrick, Zoning Administrator, and Louise Knee, Recorder. Excused were: Kevin Houle, Maurice Nolin, James Pecocho and Selectmen Liaison Marilyn McGrath. For the record, Mr. Martin noted that all Members present would be voting. Alternate Selectmen Liaison Jim Morin arrived at 7:20 PM, apologized for being tardy and noted that the website identified that the meeting was scheduled for 7:30 PM.

1. Review of the Bylaws of the Zoning Board of Adjustment – Chapter 143

It was noted that the Bylaws were last amended officially on June 23, 2011. Ms. Davis had prepared a revised version, dated July xx, 2017, for tonight's discussion. Chair Martin called forth each page for review and discussion. The items noted, discussed and changed included:

143.2 Authority

Discussion arose on the inconsistency of reference to "the Board" and the "ZBA". General consensus was that it should be consistent and reference should be to the "Board". Ms. Davis to adjust the Bylaws accordingly.

143.6 Members and Alternates

Discussion arose. The "local legislative body" is in actuality the Board of Selectmen and should be so stated. Subsection 1. And 2. To be changed to reflect Board of Selectmen. Section 1. Shall be rewritten to read "Five Regular Members shall be appointed by the Board of Selectmen, attend all meetings and sit as voting members."

143.7 Meetings

Subchapter 1. To be reworded as follows: "*Regular scheduled meetings* (for appeals and hearings) shall be held at ... RSA 91-A:2. The Chairman may schedule additional

Approved as edited and amended 8/24/17

overflow meetings *or reschedule a meeting*, after consultation with the Zoning Administrator (or designee)." [italics indicate the changed wording].

Subchapter 2. The last sentence shall add "*or email*" after "mail". Mr. Pitre commented that the Zoning Determinations are now only provided by email, unless an application to appear before the Board is filed. Mr. Buttrick noted that all determinations are kept in a binder book and are available for review.

Subchapter 3. Subsection c. shall terminate after "...select the alternate who has not been activated for the longest time."

143.8 Application Process

Subchapter 2. Subsection b. was discussed. General consensus was that the following sentence be removed "~~Notice shall also be given to the Planning Board, Town Clerk and other parties deemed by the Board to have special interest.~~" Opposing opinions were expressed regarding the notification to indirect abutters within 200'. Mr. Pitre stated that if he were to call a vote it would probably be 2:2 with the Chairman having to break a tie. Discussion continued. Ms. Davis agreed to check what other Towns and Boards do and report back to the Board.

Subchapter 3 Subsection a. was discussed and then realized that it was being confused with Chapter 143.7.4 with the Chair calling the meeting to order and that 143.8.3.a was the reading of the Case into the record.

2. Review of Any Zoning Ordinance Elements Needing Revision

Nothing specific was addressed. Ms. Davis noted the lack of applications coming before the Board which led to the recent change to wetlands no longer requiring Variances from ZBA to now requiring a Conditional Use Permit from the Planning Board, to prior lack of code enforcement, to the shift in the Town toward more apartment / multi tenant buildings with apparent lack of code adherence.

3. Any Items from the Zoning Ordinance needing ZORC Action

Ms. Shuman commented that the last meeting was very productive and attributed it to Mr. Buttrick having provided an Agenda and kept the discussions on track. Mr. Martin asked to be included in the email distribution of ZORC activities/meetings.

Being no other business, the Board adjourned at 8:22 PM.

Respectfully,



Normand Martin, Chairman