



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6000 • Fax: 603-594-1142

HUDSON ZONING BOARD OF ADJUSTMENT MEETING MINUTES May 22, 2014

I. CALL TO ORDER

Chairman Seabury called this meeting of the Hudson Zoning Board of Adjustment to order at 7:35pm on Thursday, May 22, 2014, in the Paul Buxton Meeting Room in the Town Hall basement. Chairman Seabury then requested Clerk Dearborn to call the roll. Those persons present, along with various applicants, representatives, and interested citizens, were as follows:

Members

Present: Normand Martin, Jim Pacocha, Donna Shuman, and J. Bradford Seabury

Members

Absent: Mike Pitre (Excused)

Alternates

Present: Maryellen Davis, Gary Dearborn, and Maurice Nolin

Alternates

Absent: Kevin Houle (Excused)

Staff

Present: William Oleksak, Zoning Administrator (Absent)

Recorder: Trish Gedziun

II. SEATING OF ALTERNATES AND ANNOUNCEMENTS

For the benefit of all attendees, Chairman Seabury noted that copies of the agenda for the meeting, as well as an outline of the rules and regulations governing hearings before the Zoning Board of Adjustment, were available at the door of the meeting room. He noted the outline included the procedures that should be followed by anyone who wished to request a rehearing in the event the Board's final decision was not felt to be acceptable.

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Chairman Seabury pointed out that the Board allowed rehearings only if collectively convinced by a written request that the Board might have made an illogical or illegal decision or if there were positive indications of new evidence that for some reason was not available at the hearing.

Chairman Seabury seated Ms. Davis in place of Mr. Pitre, who was excused.

III. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

- 1. Case 168-121-000 (05/22/14,) Deferred from 3/27/14: H&B Berggren, LLC, 238 Central Street, Hudson, requests a Variance from the Hudson Zoning Ordinance, Article III of HTC §334.16.C.2.d in order to permit a conversion of existing space to two apartments with more than 750 SF per apartment and the continued business use on the second floor. [Map 168, Lot 121, Zoned R2; HZO Article §334-16C.2d, Building Permits.]**

Clerk Dearborn read aloud the posted notice, as recorded above.

Chairman Seabury stated that Mr. Oleksak had contacted him via e-mail stating that he was supposed to have set-up a site walk. He said that apparently there was going to be a site walk and the applicant was there and none of us were. He further said that he was in the hospital and had apparently forgotten about it. Chairman Seabury said that the Board did have a statement from the Zoning Administrator who went through the building with one of his colleagues and had made a determination as to circumstances under which they felt it would be an acceptable thing. He said that the former owner of the building had been his tax advisor and he had spent a few hours in the downstairs portion of the building.

Mr. Martin stated that when the Board had discussed the matter at the March 27, 2014, meeting and deferred it to this meeting, that the Board knew that the applicant was going on vacation and that when he returned from vacation he was going to call Mr. Oleksak to set up the site walk. He said he understood that the fire inspector, Mr. Oleksak, and the applicant went through the building. Mr. Martin also said that he felt in order to make a really good and informed decision he felt that a better scaled drawing needed to be presented to the Board. He said that building and fire inspectors' usually did not participate in site walks and that although the drawing said it was to scale he felt it needed to be a more professional drawing. Mr. Martin stated that additionally there was an issue with the abutter notifications.

Chairman Seabury asked what the issue was with the notifications. Mr. Martin replied that the direct abutter sheet listed Shepherd's Hill as direct abutter's and in looking at the map that was provided, it did not appear to be direct abutter's and if they were direct abutters, the notifications were not mailed. He also said that a notification was not mailed to a direct abutter listed at 7 Crystal Drive. Mr. Martin stated that he did not feel he could hear the case unless the issues he mentioned were clarified to the Board.

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Chairman Seabury stated that time being immemorial in the State of New Hampshire in the event that something came up regarding abutters not being noticed, that it did not make sense to hold a hearing.

Mr. Trefethen stated that he had done the map and that the Tax Assessor had helped him with the abutter list.

Chairman Seabury stated that there were two names on the list who did not receive notifications.

Mr. Trefethen replied that he was not sure if those two people would be direct abutters and said that it was not an issue on March 27th either. He said that he had attended the meeting on March 27th and that then he was out of town for a little bit of time and that when he returned he had gotten in touch with Mr. Oleksak. He further said that during that conversation, Mr. Oleksak told him that the site walk should be set up in May.

Mr. Trefethen said that one of the concerns were the fire exits and as it turned out, the Fire Inspector was thrilled because there were concrete fire exits that went from the unit directly outside. Mr. Trefethen said that the Fire Inspector had said he could make 3-bedroom units if he wanted to.

Mr. Trefethen said he felt that someone should have said something about the abutter's list because he did not feel that was the case. He said that he felt the abutter's list was done with fine detail.

Ms. McGrath asked Chairman Seabury if Mr. Oleksak had contacted him to set up a site walk. Chairman Seabury replied that he did not but that he did send him an e-mail stating that he was supposed to have set one up.

Ms. McGrath said that Chairman Seabury was not at the meeting on March 27th and that Mr. Martin had chaired the meeting in his absence. Ms. McGrath also stated that in the e-mail the Board had received from Mr. Triolo, who she assumed was from the Fire Department, didn't say anywhere that he was "thrilled," but that he wrote "We found that it is possible to turn the proposed areas in the basement into two apartments as long as the following conditions are met."

Mr. Trefethen said that the conditions Mr. Triolo suggested were as follows:

- 1. Table 6.1.14.4.1 requires that the residential occupancies be separated by the business occupancies by a two hour fire separation including ceiling and walls. Door to the apartments shall be 1 ½ hour fire rated doors.*
- 2. There is a fire escape stairwell exiting the basement through a walk out door at the back of each proposed apartment. These stairwells shall require both emergency lighting and exit signs.*

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3. *Each apartment shall require hardwired and interconnected smoke detectors in each bedroom and in the hallway outside of the bedroom. Each apartment will also require a carbon monoxide detector.*
4. *A door will be required going from one bedroom to the other to allow for access to the egress stairwell. This door shall be non-lockable and swing in the direction of travel.*
5. *Building and any other required permits shall be pulled before construction starts.*

Mr. Martin made a motion to defer the case to allow the recommendations of the Fire Inspector to become part of a new plan prepared by an engineer. Mr. Martin also added to his motion that a site walk would be required and that the Zoning Administrator’s office needed to clarify the abutter’s list with regard to notification.

Ms. Shuman seconded the motion.

Chairman Seabury called for a verbal vote and he then stated that the motion had failed.

Mr. Martin made a motion to defer the case to allow the abutter’s list with regard to notification had to be clarified.

Chairman Seabury stated that it had been a long standing practice of the Board over the past 30 years that if questions came up regarding notifications, the case had been deferred.

Ms. Davis seconded the motion.

VOTE: Chairman Seabury asked Clerk Dearborn to poll the Board on the motion to defer the case and to record the members’ votes, which were as follows:

Mr. Martin	To defer
Ms. Davis	To defer
Ms. Shuman	To defer
Mr. Pacocha	To defer
Mr. Seabury	To defer

Chairman Seabury declared that, there having been five votes to defer the case, the motion had carried.

Ms. McGrath suggested having an additional meeting on June 19, 2014. Chairman Seabury stated that he felt that was a good idea and felt that there would be a quorum present. He also said that the Board would have a site walk of the property prior to that meeting date, on June 14, 2014, at 10:00 a.m.

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Chairman Seabury stated that since the June meeting would be held on June 19, 2014, there would be no meeting held on the fourth Thursday of June. (June 26, 2014 – Cancelled)

Ms. Davis stated that, as usual, the case which was deferred would be heard first at that meeting.

- 2. Case 228-036-000 (5/22/14), Deferred from 04/24/14: Jose Kurchevski, 3 Ridgecrest Drive, Hudson, requests a Special Exception to allow an Accessory Living Unit (ALU) to be built in an existing converted garage on site, connected to the main house with a door into the main house. [Map 228, Lot 036, Zoned R2; HZO Article XIII A, Section §334-73.3, Accessory Living Units.]**

Clerk Dearborn read aloud the posted notice, as recorded above.

Chairman Seabury asked who was present to speak in favor with regard to the application.

Mr. David A. Kinsella, from tbc Architects Design Build, representing the applicant, addressed the Board, stating that the proposed ALU would be occupied by the owner's daughter and son-in-law, Amanda and David Gonzaga. He noted that both Mr. Kurchevski, the owner, and the proposed occupants of the ALU Mr. and Mrs. Gonzaga were not present at the meeting.

Mr. Kinsella stated that at the last hearing, the applicant had requested permission to construct a 1,300 SF Accessory Living Unit and were told that was too large so we went back and redesigned the proposed ALU. He said that the new proposal was for an ALU that was 997 SF.

Ms. McGrath asked if the existing home, as presented on the plan submitted at this meeting, was being converted from a four bedroom to a three bedroom. Mr. Kinsella replied that was correct. Ms. McGrath asked if that was so that the proposed ALU could meet the area requirements. Mr. Kinsella replied that it was because the septic system was for a four bedroom home and the new fourth bedroom in the proposed ALU would make the fourth bedroom so the septic system would not have to be replaced with a larger one.

Mr. Dearborn asked, for the record, what the total square footage of the proposed ALU was versus the private residence. Mr. Kinsella replied that the existing house was 2,115 gross square feet and the proposed ALU was 997 gross square feet. He added that included the common stairway.

Chairman Seabury asked if the breezeway was becoming a dining area. Mr. Kinsella replied that it was already part of the existing dining area and it was counted in the gross square footage.

Mr. Pacocha asked how many cars fit in the garage. Mr. Kinsella replied that the original garage was a two-car garage with two separate doors. He further said that somebody had added the unpermitted structure in the front that had been added bringing the total to a three-bay garage. Mr. Pacocha asked if that structure would be moved and Mr. Kinsella replied that it would.

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Chairman Seabury asked if there were anyone else present who wished to speak in favor, in opposition, or neutrally with regard to the application. No one else came forward.

Chairman Seabury declared the matter before the Board.

Ms. Davis asked if the entrance from the dining room into the existing house would be sealed up. Mr. Kinsella replied that there was no wall in that location, that there was only a dining room table.

Ms. Davis asked if you would be able use the side door to the foyer from the street. Mr. Kinsella replied that you would not. Ms. Davis asked if the entrance from the back was a slider. Mr. Kinsella replied that it was.

Chairman Seabury asked if the applicant understood that the passageways in the breezeway could not be locked. Mr. Kinsella replied that the applicant did understand that.

Ms. Davis stated that the letter of intended occupancy of the ALU was signed by Mr. Kinsella and that it had to be signed by the owner of the property. Mr. Kinsella replied that he would get that done.

Ms. Davis made a motion to approve the request for an Accessory Living Unit with the stipulation that the applicant sign and date a letter stating who the intended occupants of the Accessory Living Unit would be and that it had to be received prior to a building permit being issued.

Mr. Martin seconded the motion.

Ms. Davis, speaking on her motion, stated that she felt the applicant had met all of the requirements for an Accessory Living Unit, it was a good plan that did not appear as a two-family, and it was in keeping with the spirit of the neighborhood as well as the ordinance.

Mr. Martin, speaking on his second, stated that he agreed with what Ms. Davis had said.

Chairman Seabury commented that he was delighted with the dining room arrangement and that it was probably the second best ALU that was approved since 1994.

Ms. Davis also commented that she felt the occupants could “flip flop” if the older parents wanted to move into the ALU, then the adult children could move into the larger portion of the home.

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VOTE: Chairman Seabury asked Clerk Dearborn to poll the Board on the motion to approve the request for an Accessory Living Unit, with the noted stipulation and to record the members’ votes, which were as follows:

Ms. Davis	To approve
Mr. Martin	To approve
Mr. Pacocha	To approve
Ms. Shuman	To approve
Mr. Seabury	To approve

Chairman Seabury declared that, there having been five votes to approve the request for an Accessory Living Unit with the noted stipulation, the motion had carried.

- 3. Case 127-008-000 (5/22/14): Douglas R. Cincotta, 47 Bockes Road, Hudson requests a Variance from the literal provisions of the Hudson Zoning Ordinance Article VII of HTC §334-27 and 334-27.1C in order to permit the following change of use. The use of an accessory storage structure (shed) to be placed to the front of the main building. [Map 127, Lot 008, Zoned G1.]**

Clerk Dearborn read aloud the posted notice, as recorded above.

Ms. Davis stated that she would step down from the case as she knew the applicant personally.

Chairman Seabury stated that he would seat Mr. Nolin in place of Ms. Davis, who had stepped down.

Chairman Seabury asked who was to present to speak in favor with regard to the application.

Mr. Douglas Cincotta, the applicant, addressed the Board and read aloud from the Application for a Variance summarized as follows:

- 1. Granting of the requested Variance will not be contrary to the public interest. The main building is located at the rear of the property creating a hardship. The remaining property behind the main building is at a steep grade down to Beaver Brook. The proposed location helps adhere to other ordinances and places the shed at about the same frontage as the abutting properties on Bockes Road.*
- 2. The proposed use will observe the spirit of the ordinance. The shed is to replace a portable shelter currently in the proposed location. In its place will be a well-built shed, a new driveway, and permanent landscaping.*

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3. *Substantial justice would be done to the property owner by granting the Variance. My home is 655 square feet. Without any basement or garage, I have little to no storage space. This is the only functional space on my property.*
4. *The proposed use will not diminish the values of surrounding properties because it will be a well-built shed and lawn mowers and other equipment can be neatly stored.*
5. *Special conditions exist such that literal enforcement of the ordinance results in **unnecessary hardship**. The property cannot be reasonably used in strict conformance with the ordinances due to the narrowness of the lot and the grade behind the main building. Also, Beaver Brook is at the rear of the property and the septic system is in the front of the main building which restricts the location of any structure.*

Chairman Seabury asked if there were anyone else present who wished to speak in favor, in opposition, or neutrally with regard to the application. No one else came forward.

Chairman Seabury declared the matter before the Board.

Mr. Pacocha asked how far back the proposed shed would be from the street. Mr. Cincotta replied that it was over 65 feet.

Ms. McGrath asked if the building shown on the plan was the shed or the mobile home. Mr. Cincotta replied that it was just the proposed shed.

Mr. Pacocha asked if the applicant were going to build the shed himself. Mr. Cincotta replied that he was.

Mr. Martin made a motion to approve the request for a Variance.

Mr. Pacocha seconded the motion.

Mr. Martin, speaking on his motion, stated that he felt Hudson had a lot of undersized and oddly shaped lots and he thought it was a reasonable use and had met all of the criteria for a Variance.

Mr. Pacocha, speaking on his motion, stated that he felt the home set quite a ways back from the street and that was a hardship on the property. He also said that the applicant had met all of the criteria for a Variance.

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VOTE: Chairman Seabury asked Clerk Dearborn to poll the Board on the motion to approve the request for a Variance and to record the members' votes, which were as follows:

Mr. Martin	To approve
Mr. Pacocha	To approve
Ms. Shuman	To approve
Mr. Nolin	To approve
Mr. Seabury	To approve

Chairman Seabury declared that, there having been five votes to approve the request for a Variance, the motion had carried.

Chairman Seabury stated that Ms. Davis returned to her seat as a full voting member of the Board and Mr. Nolin returned to his seat as a non-voting alternate member of the Board.

Mr. Martin stated that he would step down from the case and Chairman Seabury seated Mr. Nolin in his place.

Ms. McGrath also stated that she would step down from the case as she was a member of Planning Board and the case would be going before that Board soon. (Ms. McGrath left the meeting at 8:40 p.m.)

- 4. Case 144-021-000 (5/22/14): 4 Bockes Road, Land of Matarazzo Hudson Associates, Inc., 25 Main Street, Nashua, NH, requests a Wetland Special Exception to allow the impact of 29,859 square feet for detention and treatment ponds and two minor impacts for road grading. A second area of 7,050 square feet for detention ponds in the wetland buffer, and a third area with two small areas of temporary buffer impact of 1,255 square feet and 1,595 square feet for the installation of a utility line below a wetland by horizontal boring. [Map 144, Lot 021. Zoned G1, HZO Article IX, §334-33, Wetland Conservation District.]**

Clerk Dearborn read aloud the posted notice, as recorded above.

Chairman Seabury asked who was present to speak in favor with regard to the application.

Mr. Tony Basso, from Keach-Nordstrom Associates, Inc., representing the applicant, addressed the Board stating that he would start by pulling one off of the table. He said that he no longer needed the second area consisting of 7,050 square feet.

Mr. Basso stated that the property was approximately 26 acres in size and he was proposing a 1,000 foot long cul-de-sac with 14 lots and to treat and detain the storm water for the roadway and the buildings we will need to do some buffer impacts for detention and treatment as well as nicking the edge of road in two places.

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Mr. Basso read aloud from the Application for a Wetland Special Exception summarized as follows:

- 1. The proposed use is essential to the reasonable use of land outside the Wetlands Conservation District. The proposed subdivision is commensurate with surrounding similar land uses. The proposed onsite storm water measures will provide adequate storm water volume, discharge and groundwater recharge controls at the same time likely to promote additional wildlife habitat opportunities.*
- 2. There is no reasonable alternative to the proposed use that does not adversely affect the Wetland Conservation District. The proposed residential use is germane to the surrounding area. In order to competitively develop this parcel, the number of lots must be economically reasonable, while providing proper access and storm water management. A smaller development requiring fewer lots is not a reasonable alternative. The site sloping terrain and resulting wetland areas primarily serve as a drainage function, which can easily be replicated, while not adversely impacting upstream or downstream hydraulic connectivity or wetland functions and values. There are likely no reasonable alternatives to develop this site without impacting the existing environmental areas, due to their location, elevation difference, relatively low functional assessment and regulatory need to provide safe and adequate access, as well as responsible storm water measures.*
- 3. Design, construction and maintenance methods shall be prepared by a Professional Engineer (PE) and shall include restoration of the site, as nearly as possible, to its original grade and condition. The project's design, permitting, construction, and maintenance methods will be designed by a New Hampshire Licensed Professional Engineer. General construction sequencing and erosion control practices have been designed/specified according the State of New Hampshire, Department of Environmental Services (NHDES) Best Management Practices, as described in the manual for Storm water Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire.*
- 4. The proposed use within the Wetland Conservation District is not based primarily on economic considerations. While the proposed residential subdivision is based on various economic considerations, there are also other site feasibility factors involved including lot geometry, and drainage & safe access. The proposed roadway was designed to minimize the overall wetland impacts, while providing safe interior access designed to minimize the overall wetland impacts, while providing safe interior access avoiding the wetlands and associated buffers scattered throughout the site.*
- 5. Provision is made for wildlife access corridors to promote the free migration of wildlife along the length of the Wetland Conservation District. Schauer Environmental Consultants, LLC*

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prepared a wetland impact and functions and values assessment report for the subject lot. It was determined that the property has been subject to considerable disturbance from the adjacent land uses, PSNH corridor clearing, ATV use, and previous logging activities resulting in an unfavorable location for wildlife habitats. However, the overall area is not entirely without wildlife. Two vernal pools, with wood frog populations, were found onsite. The proposed area of development will not encroach on these isolated wetland habitats. The wetlands located within the vicinity of the proposed drainage and road grading improvements were determined by Schauer Environmental Consultants, LLC as having low function and value with no apparent wildlife habitat. The proposed project layout was specifically designed to retain as much undisturbed property as practically possible. A significant portion of the lot, and the locations evaluated as having a higher wildlife value will remain undisturbed (open space) maintaining the existing resident wildlife micro-environmental throughout the subject parcel.

Chairman Seabury read aloud a letter of recommendation from the Conservation Commission, dated January 13, 2014. (This is a document of public record and is available as part of the full record at the Community Development Department)

Chairman Seabury read aloud a letter of recommendation from the Planning Board, dated April 1, 2014. (This is a document of public record and is available as part of the full record at the Community Development Department)

Chairman Seabury asked if there were anyone else present who wished to speak in favor with regard to the application.

Mr. Anthony Matarazzo, 530 Broad Street, Nashua, and president of Matarazzo Land Associates, addressed the Board, stating that his father had purchased the land over forty years ago and it had remained undeveloped. He said that he had one of the finest home builders in the State of New Hampshire. He also said that he felt the proposed development would contribute to the new homes recently built around the corner.

Chairman Seabury asked if there was anyone else present who wished to speak in favor with regard to the application. No one else came forward.

Chairman Seabury asked if there were anyone present who wished to speak in opposition or neutrally with regard to the application.

Ms. Lavinia Miller, addressed the Board, stating that she objected the proposal. She said that her ancestor's had purchased the property where she lived in the 1880's and that the proposal apparently had access to the cul-de-sac on her property and it would be taking her property.

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Chairman Seabury asked if there were anyone else present who wished to speak in opposition or neutrally with regard to the application. No one else came forward.

Second Round of Testimony

Mr. Basso, addressing the property line question, stated that the accepted portion of York Road ended at a definitive point and that there was evidence of that on file. (He referred to a map on the wall) He said that the status of an old dirt road was attempted and there was no record of discontinuance. He said he would love to see evidence of discontinuance if there was one. He further said that he would be happy to speak with

Ms. Miller, but pointed out that it had nothing to do with the specific request for the Wetland Special Exception. Mr. Basso said that there was no gate being proposed but it was catch basins that were shown on the plan.

Chairman Seabury asked if there were anyone else who wished to speak in favor, in opposition, or neutrally with regard to the application. No one else came forward.

Chairman Seabury declared the matter before the Board.

Ms. Davis made a motion to approve the request for the Wetland Special Exception to allow the impact of 29,859 square feet for detention and treatment ponds and two minor impacts for road grading and to allow for two small areas of temporary buffer impact of 1,255 square feet and 1,595 square feet for the installation of a utility line below a wetland by horizontal boring, with the two noted stipulations of the Conservation Commission.

Stipulations of the Conservation Commission

1. *Construction and restoration shall comply with: BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Department of Environmental Services – Current Issue.)*
2. *During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.*

Mr. Pacocha seconded the motion.

Ms. Davis, speaking on her motion, stated that she felt the applicant had met all of the criteria for a Wetland Special Exception and that it was a minimal impact and necessary for the reasonable use of the land.

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Mr. Pacocha, speaking on his second, stated that he felt the applicant had successfully addressed the criteria for a Wetland Special Exception and that there were favorable recommendations from both the Planning Board and the Conservation Commission.

VOTE: Chairman Seabury asked Clerk Dearborn to poll the Board on the motion to approve the request for a Wetland Special Exception, with the noted stipulations, and to record the members’ votes, which were as follows:

Ms. Davis	To approve
Mr. Pacocha	To approve
Ms. Shuman	To approve
Mr. Nolin	To approve
Mr. Seabury	To approve

Chairman Seabury declared that, there having been five votes to approve the request for a Wetland Special Exception, with the noted stipulation, the motion had carried.

Chairman Seabury stated that Mr. Martin had returned to his seat as a full voting member of the Board and Mr. Nolin had returned to his seat as a non-voting alternate member of the Board.

IV. OTHER BUSINESS – Decision Sheets

Mr. Martin made a motion to continue using the existing Decision Sheets.

Ms. Davis seconded the motion.

Chairman Seabury took a verbal vote and he then stated that four of the sitting Board members were in favor of continuing to use the existing Decision Sheets. Vote: 4-1-0

Ms. Davis commented that she felt there should be a lengthy discussion about the Decision Sheets and that the full Board should be present.

V. APPROVAL OF MEETING MINUTES

The following changes/edits were made to the meeting minutes of the April 24, 2014, meeting minutes:

1. Page 9 and throughout – “50%” was changed to “50% limit” – Shuman
2. Page 10, 3rd paragraph – “may have been” was changed to “might be” - Shuman

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Mr. Martin made a motion to approve the minutes from the April 24, 2014, meeting, as amended by the Board.

Ms. Shuman seconded the motion.

Chairman Seabury called for a verbal vote, and he then declared that all of the voting Board members were in favor of approving the minutes from the April 24, 2014, meeting, as amended by the Board.

VII. ADJOURNMENT

All scheduled items having been processed, Mr. Martin made a motion to adjourn the meeting.

Ms. Shuman seconded the motion.

VOTE: All members voted in favor. The motion passed unanimously.

Chairman Seabury declared the meeting to be adjourned at 9:33 pm.

Date: June 5, 2014

J. Bradford Seabury, Chairman

Recorder: Trish Gedziun