



TOWN OF HUDSON

Zoning Board of Adjustment

Tristan Dion, Chairman

Dillon Dumont, Selectmen Liaison

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MEETING MINUTES – JANUARY 22, 2026 – DRAFT

I. CALL TO ORDER

Mr. Dion called the meeting to order at 7:00 PM.

II. PLEDGE OF ALLEGIANCE

Mr. Dion invited all to participate in the Pledge of Allegiance and read through the Chairperson's introduction/order of business and cited housekeeping items.

III. ROLL CALL - ATTENDANCE

Mr. Dion asked the Clerk to call for attendance.

Full members present were: Tristan Dion, Tim Lanphear, Timothy Lyko, Todd Boyer

Alternate members present were: Zachary McDonough (Clerk), Brendon Sullivan

Excused Members were: Dean Sakati

Others present were: Chris Sullivan – Town Liaison, Dillon Dumont (Selectman Liaison)

Remote attendance: Kristan Patenaude – Recording Secretary

IV. SEATING OF ALTERNATES

Alternate Brendon Sullivan was appointed to vote.

V. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

- Case 190-084 (01-22-26):** Roger and Denise Paradise, 6 Joseph Ave., Hudson, NH requests a variance to allow the mixed/dual use on a lot for residential use-single family detached dwelling (A.1.) and industrial use— contractor's yard (E.15.) where mixed uses are only allowed in the Business and Industrial districts. The contractor's yard use consisting of parking of two (2) work vehicles and storage is not permitted in the Town Residence (TR) zone. [Map 190, Lot 084, Sublot-000; Zoned Town Residence; HZO Article II]; General Regulations; §334-10, Mixed or dual use on a lot and HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

Mr. Chris Sullivan read the Case into the record and referred to the Zoning Administrator's Staff Report. There was one comment from the Town Engineer noting that the applicants need to obtain a driveway permit for the second driveway.

Mr. Chris Sullivan read public comment emails into the record.

The first was from Matthew Hudson, expressing concern regarding the request for a Variance on 6 Joseph Ave. He appreciates the neighbor's desire to park their work vehicles on personal property but is concerned that the variance would allow them to grow and expand a future operation. He expressed concern regarding being able to prevent the applicant from adding more vehicles and other heavy equipment to the property if the variance is granted. He would support

the request if there were a way to restrict the use to the current vehicles. Otherwise, he would ask for the variance to be denied.

The second one was from Lynne's husband. It included a PDF of pictures of the site. The pest service contractor for the property has noticed a heavy increase in activity which he believes is due to activity on the applicant's property, such as trash being stored behind the shipping containers. The email expressed concern regarding what is stored in the containers. The email expressed concern regarding the added driveway and if it has the required setbacks. Also, water running onto the neighbors below may be an issue. Lastly, the email noted that the applicants stated that would cleanup a setback in November, but nothing has been done. Instead, more trucks and equipment have been stored on the site.

Applicant Testimony:

Roger, Justin, and Denise Paradise, applicants at 6 Joseph Ave., reviewed the variance criteria. A variance is being requested in order to park and store vehicles overnight and over weekends on the site. The vehicles leave the site most days at 7:00 AM and return around 5:00 PM. The intention is not to expand the business further and customers do not come to the house. There are two ocean containers which hold landscaping and snow removal equipment. The onsite storage will not include any pesticides, saline, chemicals, etc. Seed may be stored in order to keep it dry. Granting the variance will allow the company to be in good standing with the Town. Allowing for parking and storage of work vehicles will allow the business to run efficiently, without the burden of using a rental space, which can be costly and difficult to find. If the parking and storage is not allowed, the business may have to move out of Town to find a facility that would suit its needs. The proposal would not diminish the value of surrounding properties because the property is located on a dead end street and the storage area is tucked away behind the house. A variance will allow the company to continue parking its vehicles, with work being done away from the property. The area in question is only used for the parking the vehicles and storage. The proper driveway permitting will be sought. All vehicles to be stored on the property are under 13,000lbs. The business has been run out of the house since 2004 without issue. Equipment was being stored under a tent at the back of the property, which was not good for the vehicles. Larger equipment has been purchased in order to improve the company. The bobcat and loader are left on worksites during the winter. Storage would only be during summer months. The dump truck has a beeper on it which can be shut off during the summer but is needed during winter months for safety.

Board Questions:

Mr. Chris Sullivan stated that the applicants are in the process of cleaning up the site.

Mr. Dion noted that, as long as the equipment is all under 13,000lbs, no enforcement action is needed. Mr. Chris Sullivan noted that the equipment must be parked in a driveway. There can be two vehicles parked on the site. The third vehicle will likely need to be parked elsewhere.

Mr. Lanphear asked the size of the ocean containers. Mr. Roger Paradise stated that these are 8'x20'. Mr. Dion noted that one of the containers looks like it may be sitting within the setbacks. Mr. Roger Paradise stated that it would be moved.

Mr. Dion asked what is being stored in the containers. Mr. Roger Paradise stated that the containers hold a leaf loader, aerator, attachments, lawn mowers, winter plows, a setup for the

95 dump truck body, a salt spreader, and shovels. There are no chemicals stored in them. Mr. Chris
96 Sullivan noted that if any relief is granted and anything changes on the property or the business
97 expands, the applicant will have to come back in front of the Board in order to update their site
98 plan and other items.
99

100 Mr. Roger Paradise stated that the bobcat and loader will not be stored on the site during the
101 summer. There are trailers associated with these vehicles which will also be stored offsite.
102

103 Mr. Dumont asked what else needs to be done for this proposal, such as a home occupancy. Mr.
104 Dion also asked if there is a home occupancy special exception at play. Mr. Chris Sullivan
105 explained that this is part of the process. The applicant is seeking a mixed use for the property.
106 This is a landscape company being run from a home which is different than a home occupancy
107

108 Mr. Roger Paradise asked if he is allowed to do work on his equipment at his property. Mr. Chris
109 Sullivan stated that this would be allowed as long as the equipment is not there for weeks at a
110 time.
111

112 Mr. Lyko asked to receive public comment either in favor, neutral or opposed from the public at
113 7:27 PM.
114

115 **Public Comments in Favor:**

116 Joe Varnum, 7 Bungalow Ave., stated that the business has not impacted him in any way. No
117 business is conducted on site. He spoke in favor of the application.
118

119 Lisa Beckwith, 7 Bungalow Ave., stated that the backyard cannot be seen from her property. She
120 can hear the trucks leaving and entering the property, but it is not a bother. The applicant's back
121 yard cannot be seen by neighbors, as far as she knows.
122

123 Michelle Wyman, 4 Magnolia Street, spoke in favor of the proposal. She can see the trucks leave
124 the site in the morning and return in the evening, but it does not bother her. This is a father/son
125 business, and she has no issues with it.
126

127 **Public Comments Neutral or Opposed:**

128 Paul Provost, 4 Joseph Ave., stated that this is a small residential area with only a few houses on
129 each street. This is no place for a business. There is a residence directly across from where the
130 equipment will be parked. That resident can see old shipping containers, and landscape
131 equipment. The applicant's commercial vehicles are frequently parked on Joseph Ave. The size
132 of these vehicles near that intersection would not allow for a fire truck to safely pass, creating a
133 fire hazard. The only fire hydrant is 40'-50' up Joseph Ave. and clear access to it is needed. The
134 comings and goings of the company are not only twice a day, but often in mid-afternoons, with
135 vehicles left parked along Joseph Ave. There are times that the vehicles are parked along the
136 street, near the intersection, for more than six hours a day. The loader and bobcat were only
137 removed from the property this past week. The equipment moves in and out of the neighborhood
138 at unreasonable speeds for the residential area. The applicant has been operating in violation of
139 the Town zoning for over five years.
140

141 Matt & Lynne Lavoie, 21 Oban Drive, stated that their backyard looks directly into the
142 applicant's driveway area. There is not an issue with a small business in this neighborhood, but
143 this one has grown so quickly and obtained many more trucks. There is a mess on the property

that may continue to get worse. They recently erected a fence at a substantial cost to try to hide some of the mess. This does not stop the noise from the site.

Mr. Boyer asked times of the day the business is in use. Mr. Lavoie stated that the trucks can be heard between 6AM-7AM. Mr. Dion asked the volume of the noise. Mr. Lavoie stated that it is mostly backup alarms and equipment being loaded/unloaded. Mr. Lanphear if this can also be heard on the weekends. Mr. Lavoie stated that it can be heard on Saturdays.

Mr. Dumont asked if it would make a difference if the operation of the business site was cleaned up. Mr. Lavoie stated that this would help but the business has grown too large for the location.

Seeing no additional comments at this time, Mr. Lyko closed the public comment period at 7:40 PM.

Applicant Rebuttal:

Mr. Roger Paradise stated that his vehicles are not parked out on the street for hours and hours. The other day he did leave his loader in the garage, but not in the backyard. He has parked his truck and trailer on his front lawn because it was too long to fit in the back area. Some days they do come home in the middle of the day to cool down before going back out, but he tries to keep this to a minimum.

Ms. Paradise stated that if a fire truck needed to go down the street, it is not being blocked off. Any vehicles are parked partially on the lawn and not obstructing traffic or fire equipment. In terms of speeding, there is no way a large truck or trailer could go very fast through the surrounding narrow roads.

The Board viewed the location of 4 Josphe Ave. in regard to the property in question. Mr. Roger Paradise stated that this neighbor cannot see his trucks from the property. There are a garage and trees in-between the two. He has spoken to the owners of the property in front of which he sometimes parks his trucks on the street and they have no complaints.

Board Discussion:

In response to a question from Mr. Boyer, Mr. Roger Paradise stated that there are currently two containers on the property, both 8'x20'. Mr. Boyer asked if these could be considered sheds. Mr. Dumont stated that there are currently no regulations that do not allow for these items. There are no rules on the number of sheds that someone can have.

Mr. Boyer noted that, if stipulated as part of an approval, the applicant would have to find other places to store the bobcat and loader during the summer. Mr. Roger Paradise acknowledged this.

Mr. Boyer noted that the Town allows for two driveways on a property, each of which can be 50' wide. The applicant plans to obtain a driveway permit. Mr. Roger Paradise stated that he does not plan to pave the driveway, as there are existing issues with drainage along the street and he does not want to add runoff from pavement. Mr. Boyer stated that this would be up to the Town Engineer.

Mr. Boyer asked about the trash on the site. Mr. Roger Paradise stated that he is working to cleanup any items on the site but will likely need to wait until the snow melts. He is willing to commit to a date in the spring.

193
194 Mr. Dion asked if the business has any additional employees. Mr. Roger Paradise stated that it is
195 he and his son.

196
197 Mr. Lanphear asked if there was a way to aesthetically make the containers look nicer, such as
198 painting or other mitigation measures. Mr. Roger Paradise stated that he would be happy to do
199 so.

200
201 Mr. Boyer asked how close the shipping containers are to the property line. Mr. Roger Paradise
202 stated that one is approximately 2" from the rock wall line and he will move it as soon as
203 possible in the spring.

204
205 Mr. Dion asked about moving all business equipment on site inside the shipping containers. Mr.
206 Justin Paradise stated that this could be done.

207
208 Mr. Lyko asked if the site will be used to park two dump trucks, a pickup truck, and the shipping
209 containers. Mr. Roger Paradise stated that there are currently two dump trucks, a pickup truck, a
210 large trailer to move equipment, a small trailer, and a mulch trailer. Some of the trailers will need
211 to be moved. The back of the site is proposed to hold the two dump trucks and a trailer. The
212 small plows will go inside the containers, and the large plows will be stored next to the garage on
213 the asphalt, and these are not easily visible.

214
215 Mr. Boyer asked the proposed timeline to get the work on the site completed. Mr. Justin Paradise
216 stated that site cleanup will start as soon as the snow is melted. Mr. Boyer suggested May 15th.

217
218 Mr. Lyko asked if there would ever be a reason to park the equipment along Joseph Ave. Mr.
219 Roger Paradise explained that this is sometimes done in order to access the trailers and garage, or
220 for maintenance items. The trucks are never left there overnight.

221
222 **Rebuttal Public Comments in Favor:**

223 Leo Bernard, 3 Bungalow Ave., stated that the applicant has been trying to cleanup his property
224 and has been nothing but a good neighbor. The containers are not a problem and are hidden
225 enough on the property. The only neighbor that can likely see the containers is #13 Bungalow
226 Ave. There is no reason to deny this request. There are drainage problems on Bungalow Ave. He
227 spoke with the Road Agent and there are too many lines in the way to be able to fix the road.

228
229 **Rebuttal Public Comments Neutral or Opposed:**

230 Paul Provost, 4 Joseph Ave., stated that his property sits on a hill. He can see the applicant's
231 backyard, including the containers, from inside his house and backyard. In terms of emergency
232 access, his concern is turning from Bungalow Ave. onto Joseph Ave. This is a tight intersection
233 to begin with and trucks sitting in the roadway would make access more difficult. He stated that
234 vehicles on the applicant's property are sometimes parked on the pavement, blocking the entire
235 eastbound section of Joseph Ave.

236
237 Matt Lavoie, 21 Oban Drive, stated that, upon speaking to Mr. Chris Sullivan, it appears the
238 applicant's side yard is actually considered a front yard due to the frontage. Thus, the placement
239 of the containers is considered to be in the front yard. Mr. Chris Sullivan stated that the side yard
240 is also considered a backyard for the property. Mr. Lavoie stated that his entire backyard is the

applicant's storage area. The applicant was notified in October regarding the necessary site cleanup, and nothing has occurred. A real effort has not been made.

Lynne Lavoie, 21 Oban Drive, stated that she was concerned regarding what was being stored in the containers due to her grandchildren living with her. She is now being told only equipment is being stored. A fence was installed due to all of the dangerous items on the property line where the children play. They asked the applicant to pay half to install the fence, and he did not agree to do so.

Emergency vehicles travel down the road frequently due to the residents at 13 Bungalow Ave. needing services. She has not seen the emergency vehicles have any trouble accessing the area.

Mr. Dumont asked if there was any concern expressed by the Fire Department upon review of the application. Mr. Chris Sullivan stated that there was not.

Mr. Dion closed the public portion session.

Board Discussion and Deliberation:

Mr. Boyer reviewed potential stipulations, including that the shipping container shall be placed within the zoning compliance regulations, and May 15th would be the deadline for the shipping containers and the yard to be cleaned up. Also, the driveway to be constructed per engineering approval. Mr. Dumont suggested that there should be language regarding who will oversee this work and determine if it is satisfactory. Mr. Chris Sullivan noted that he would be the one to follow-up, as the Town's Code Enforcement Officer. Mr. Dion suggested an additional item that there be no expansion of current items on site, beyond the two commercial trucks, one trailer, two plows, and two shipping containers. This will allow for a framework for what can be stored on the site.

Mr. McDonough suggested an additional item that the applicant shall not store any chemicals on the site or seek a pesticide license. Mr. Dumont noted that the State heavily regulates licenses and storage of this type of materials. Mr. Dion stated that exterior material storage would come back to the Board for a special exception.

Mr. Boyer suggested language that there be no expansion of the business on the site from the date of the variance approval, based on the testimony given. He noted that the applicant agreed that May 15th was a reasonable timeline.

Mr. Lanphear moved to grant the variance, with the following stipulations:

- **That the shipping containers shall be placed within zoning compliance**
- **That May 15th, 2026, is the deadline for the shipping containers and the yard to be cleaned up.**
- **That May 15th, 2026, is the deadline for the driveway to be constructed, per engineering approvals.**
- **That there be no expansion of the business from date of the variance, based on the testimony given by the applicant.**

duly seconded by Mr. Boyer.

Board Speaking on Each Variance Criterion:

290 **1. Granting this variance will not be contrary to the public interest**

291 Mr. Lanphear stated that the requested variance is not contrary to the public interest as
292 the proposed use does not conflict with the explicit or implicit purposes of the ordinance.
293 It does not alter the essential character of the neighborhood; threaten public health, safety
294 or welfare; or otherwise injure public rights. The business has been running on the
295 property for years. The applicant is trying to clean up the proposed area. No customers
296 come onto the property for the business.

297
298 **2. The proposed use will observe the spirit of the ordinance**

299 Mr. Lanphear stated that the proposed use will observe the spirit of the ordinance. The
300 applicant is working to clean up the yard, which will help maintain the character of the
301 neighborhood and the public health, safety, and welfare of the neighborhood.

302
303 **3. Substantial justice would be done to the property owner by granting this variance**

304 Mr. Lanphear stated that substantial justice will be done to the property owner. There
305 would be a burden and cost for the applicant to have to find another space to store two
306 commercial trucks and storage containers.

307
308 **4. The proposed use will not diminish the value surrounding properties**

309 Mr. Lanphear stated that the proposed use will not diminish property values in the area.
310

311 **5. Ordinance results in unnecessary hardship**

312 Mr. Lanphear stated that no fair and substantial relationship exists between the general
313 public purpose of the ordinance provision and the specific application of the provisions to
314 the property for the owner to continue parking two commercial vehicles and storage
315 containers on the property. The applicant is working to clean up the property and is
316 willing to do so in a timely manner. The use is reasonable with the following stipulations:
317 that the site will be cleaned up by May 15, 2026; that the containers will be compliant to
318 the zoning ordinance; that the applicant obtain a driveway approval and complete the
319 installation of the driveway by May 15, 2026, which will be reviewed by the Zoning
320 Administrator/Code Enforcer; and that there will be no expansion of the business on the
321 site as of the date of the variance, based on the testimony given on record.

322
323 **Mr. Lanphear – to grant**

324
325 **1. Granting this variance will not be contrary to the public interest**

326 Mr. Lyko stated that granting the variance will not be contrary to the public interest
327 because the proposed storage use does not alter the neighborhood's character or safety.
328 All business work will be done off site.

329
330 **2. The proposed use will observe the spirit of the ordinance**

331 Mr. Lyko stated that the proposed use will observe the spirit of the ordinance as it does
332 not conflict with the ordinance. This is a small family business with some equipment
333 being stored on the site, which will be cleaned up to look presentable.

334
335 **3. Substantial justice would be done to the property owner by granting this variance**

336 Mr. Lyko stated that substantial justice will be done by allowing the applicant to store
337 their equipment in a way which does not harm the public.
338

339 **4. The proposed use will not diminish the value surrounding properties**

340 Mr. Lyko stated that the proposed use will not diminish values of surrounding properties.
341 The site will be cleaned up which will help surrounding properties.
342

343 **5. Ordinance results in unnecessary hardship**

344 Mr. Lyko stated that no fair and substantial relationship exists between the general public
345 purposes of the ordinance provision and the specific application of the provision to the
346 property in terms of the basic storage for the landscaping business. It would be an
347 unnecessary hardship to require the applicant to move all of their business items off site.
348 The proposed use is a reasonable one, based on the stipulations as discussed.
349

350 **Mr. Lyko – to grant**
351

352 **1. Granting this variance will not be contrary to the public interest**

353 Mr. Boyer stated that granting the variance will not be contrary to the public interest. The
354 applicant has agreed to a list of stipulations that the Board has placed on him which will
355 satisfy many of the existing issues.
356

357 **2. The proposed use will observe the spirit of the ordinance**

358 Mr. Boyer stated that the spirit of the ordinance will be observed because the applicant
359 will clean up the area. Also, the proposed use is similar to a home occupation and anyone
360 within the Town of Hudson can own a trailer or equipment and park it in their yard.
361

362 **3. Substantial justice would be done to the property owner by granting this variance**

363 Mr. Boyer stated that substantial justice would be done to the property owner. The
364 property owner has stated that he has been using the property in this manner since 2004.
365 Allowing the applicant to continue using the property this way will allow him to continue
366 to prosper and provide for his family.
367

368 **4. The proposed use will not diminish the value surrounding properties**

369 Mr. Boyer stated that surrounding property values will not be diminished. There was no
370 testimony given regarding a potential diminution in value. If the applicant can make the
371 back of his property look similar to the front of the property, there will be no issues.
372

373 **5. Ordinance results in unnecessary hardship**

374 Mr. Boyer stated that literal enforcement of the ordinance would pose an unnecessary
375 hardship by taking away the applicant's right to earn a living.
376

377 **Mr. Boyer – to grant**
378

379 **1. Granting this variance will not be contrary to the public interest**

380 Mr. Brendon Sullivan stated that this is far too large an operation to be running out of a
381 home. There is a question as to what is actually being stored on the property. Also, May
382 15th is too generous a timeframe in which to clean up the property and he would like to
383 see it shortened.
384

385 **2. The proposed use will observe the spirit of the ordinance**

386 Mr. Brendon Sullivan stated that, in terms of the spirit of the ordinance, the applicant
387 only came before the Board because they were told to. There does not seem to be much

effort on the applicant's part to clean up the area. The neighbors made reasonable arguments as to why the proposed use impacts their day-to-day existence.

3. Substantial justice would be done to the property owner by granting this variance

Mr. Brendon Sullivan stated substantial justice would be done to the property owner. The applicant has other options in terms of renting a workspace or garage in order to run their business properly off site.

4. The proposed use will not diminish the value surrounding properties

Mr. Brendon Sullivan that the direct neighbors mentioned that they have already had to install a fence due to the use, which impacts their property value.

5. Ordinance results in unnecessary hardship

Mr. Brendon Sullivan stated that running this business out of a workshop off site is reasonable.

Mr. Brendon Sullivan – to deny

1. Granting this variance will not be contrary to the public interest

Mr. Dion stated that, in terms of the proposed use conflicting with the purposes of the ordinance for protecting public health, safety, and welfare, or altering the essential character of the neighborhood, the use of storing trucks and equipment on the property is no different than what may be seen on any other property throughout the Town. Some of his neighbors have commercial trucks or trailers that they park on their property, and he also has a trailer in his yard. The hours which the applicant is moving these items is no different than regular work hour.

2. The proposed use will observe the spirit of the ordinance

Mr. Dion stated that, as long as the noted stipulations are met, this proposed use should not alter the essential character of the neighborhood, or threaten the public health, safety, or welfare, or injure the public rights. The proposed storage is similar to the residential surroundings. The Town does not currently have any stipulations around shipping containers on a site. This is a tightly packed neighborhood, with other trailers and items being stored on properties.

3. Substantial justice would be done to the property owner by granting this variance

Mr. Dion stated that substantial justice would be granted to the property owner and this outweighs harm to the general public. The proposed use will not harm the general public.

4. The proposed use will not diminish the value surrounding properties

Mr. Dion stated that, as long as the stipulations are met as set out by the Board, the proposed use should not diminish values.

5. Ordinance results in unnecessary hardship

Mr. Dion stated that the unnecessary hardship is that the zoning ordinance requires a get special exception to deal with this type of use. It is good to have small local businesses, especially they can be operated out of a home. It behooves the Town to allow these types of businesses as long as they can be controlled in a fair manner. The proposed use is reasonable. He is in favor of granting the variance with the proposed stipulations that

there be an overall target date of May 15, 2026, for the items mentioned, with review by the Code Enforcement Officer; that the shipping containers will be code compliant; the yard will be cleaned up by the target date; that the driveway will be approved and completed by the target date; and that there will be no expansion of the business from the date of approval based on the testimony of the applicants during the hearing and current observations by the Zoning Administrator.

Mr. Dion – to grant

Vote: 4-1-0 motion carried to grant the variance.

Mr. Dion noted the 30 day appeal period.

VI. REVIEW OF MINUTES:

12/11/2025 edited draft Meeting Minutes

Mr. Lanphear moved to approve the meeting minutes of 12/11/2025, as edited, duly seconded by Mr. Lyko.

Vote: 5-0-0 motion carried to approve the meeting minutes.

Mr. Lanphear moved to approve the meeting minutes of 01/08/2026, as edited, duly seconded by Mr. Lyko.

Vote: 5-0-0 motion carried to approve the meeting minutes.

VII. OTHER BUSINESS:

Election of Zoning Board of Adjustment Officers

Mr. Lyko stated that this will be his last Zoning Board of Adjustment meeting. He was recently appointed as an alternate to the Planning Board and will be resigning from the ZBA.

Mr. Lanphear moved to nominate Tristan Dion as Chair of the Zoning Board of Adjustment, duly seconded by Mr. Boyer.

Vote: 5-0-0 motion carried.

Mr. Lyko moved to nominate Todd Boyer as Vice Chair of the Zoning Board of Adjustment, duly seconded by Mr. Lanphear.

Vote: 5-0-0 motion carried.

Mr. Lanphear moved to nominate Zachary McDonough as Clerk of the Zoning Board of Adjustment, duly seconded by Mr. Boyer.

Vote: 5-0-0 motion carried.

Discussion of proposed ZBA Bylaws amendments: regarding deliberations in §143-9. Decision Process

The Board reviewed the draft language for §143-9: Decision Process.

Mr. Lanphear moved to adopt §143-9: Decision Process, duly seconded by Mr. Boyer.

Discussion:

The Board discussed this as an asset and valuable to the process. Mr. Dion suggested voting on this language at a future meeting, as this is the first presentation of it. Mr. Chris Sullivan noted that Town Counsel reviewed the language and had no issue with it.

Mr. Lanphear rescinded his previous motion.

VIII. ADJOURNMENT:

Motion made by Mr. Lanphear, duly seconded by Mr. Lyko and unanimously voted to adjourn the 01/22/2026 ZBA Meeting at 8:52PM.

Respectfully submitted,
Kristan Patenaude, Recording Secretary

Tristan Dion, ZBA Chairman