



TOWN OF HUDSON

Zoning Board of Adjustment



3 Tristan Dion, Chairman

Dillon Dumont, Selectmen Liaison

4 12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

6 MEETING MINUTES – JANUARY 22, 2026 – DRAFT

8 I. CALL TO ORDER

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

11 II. PLEDGE OF ALLEGIANCE

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

15 III. ROLL CALL - ATTENDANCE

16 Mr. Dion asked the Clerk to call for attendance.

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

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

19 Excused Members were: Dean Sakati

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

21 Remote attendance: Kristan Patenaude – Recording Secretary

23 IV. SEATING OF ALTERNATES

24 Alternate Brendon Sullivan was appointed to vote.

26 V. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

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

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

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

41 The first was from Matthew Hudson, expressing concern regarding the request for a Variance on
42 6 Joseph Ave. He appreciates the neighbor's desire to park their work vehicles on personal
43 property but is concerned that the variance would allow them to grow and expand a future
44 operation. He expressed concern regarding being able to prevent the applicant from adding more
45 vehicles and other heavy equipment to the property if the variance is granted. He would support

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

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

56

57 **Applicant Testimony:**

58

59 Roger, Justin, and Denise Paradise, applicants at 6 Joseph Ave., reviewed the variance criteria. A
60 variance is being requested in order to park and store vehicles overnight and over weekends on
61 the site. The vehicles leave the site most days at 7:00 AM and return around 5:00 PM. The
62 intention is not to expand the business further and customers do not come to the house. There are
63 two ocean containers which hold landscaping and snow removal equipment. The onsite storage
64 will not include any pesticides, saline, chemicals, etc. Seed may be stored in order to keep it dry.
65 Granting the variance will allow the company to be in good standing with the Town. Allowing
66 for parking and storage of work vehicles will allow the business to run efficiently, without the
67 burden of using a rental space, which can be costly and difficult to find. If the parking and
68 storage is not allowed, the business may have to move out of Town to find a facility that would
69 suit its needs. The proposal would not diminish the value of surrounding properties because the
70 property is located on a dead end street and the storage area is tucked away behind the house. A
71 variance will allow the company to continue parking its vehicles, with work being done away
72 from the property. The area in question is only used for the parking the vehicles and storage. The
73 proper driveway permitting will be sought. All vehicles to be stored on the property are under
74 13,000lbs. The business has been run out of the house since 2004 without issue. Equipment was
75 being stored under a tent at the back of the property, which was not good for the vehicles. Larger
76 equipment has been purchased in order to improve the company. The bobcat and loader are left
77 on worksites during the winter. Storage would only be during summer months. The dump truck
78 has a beeper on it which can be shut off during the summer but is needed during winter months
79 for safety.

80

81 **Board Questions:**

82

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

84

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

88

89 Mr. Lanphear asked the size of the ocean containers. Mr. Roger Paradise stated that these are
90 8'x20'. Mr. Dion noted that one of the containers looks like it may be sitting within the setbacks.
91 Mr. Roger Paradise stated that it would be moved.

92

93 Mr. Dion asked what is being stored in the containers. Mr. Roger Paradise stated that the
94 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

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

146
147 Mr. Boyer asked times of the day the business is in use. Mr. Lavoie stated that the trucks can be
148 heard between 6AM-7AM. Mr. Dion asked the volume of the noise. Mr. Lavoie stated that it is
149 mostly backup alarms and equipment being loaded/unloaded. Mr. Lanphear if this can also be
150 heard on the weekends. Mr. Lavoie stated that it can be heard on Saturdays.

151
152 Mr. Dumont asked if it would make a difference if the operation of the business site was cleaned
153 up. Mr. Lavoie stated that this would help but the business has grown too large for the location.

154
155 Seeing no additional comments at this time, Mr. Lyko closed the public comment period at 7:40
156 PM.

157
158 **Applicant Rebuttal:**

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

164
165 Ms. Paradise stated that if a fire truck needed to go down the street, it is not being blocked off.
166 Any vehicles are parked partially on the lawn and not obstructing traffic or fire equipment. In
167 terms of speeding, there is no way a large truck or trailer could go very fast through the
168 surrounding narrow roads.

169
170 The Board viewed the location of 4 Josph Ave. in regard to the property in question. Mr. Roger
171 Paradise stated that this neighbor cannot see his trucks from the property. There are a garage and
172 trees in-between the two. He has spoken to the owners of the property in front of which he
173 sometimes parks his trucks on the street and they have no complaints.

174
175 **Board Discussion:**
176 In response to a question from Mr. Boyer, Mr. Roger Paradise stated that there are currently two
177 containers on the property, both 8'x20'. Mr. Boyer asked if these could be considered sheds. Mr.
178 Dumont stated that there are currently no regulations that do not allow for these items. There are
179 no rules on the number of sheds that someone can have.

180
181 Mr. Boyer noted that, if stipulated as part of an approval, the applicant would have to find other
182 places to store the bobcat and loader during the summer. Mr. Roger Paradise acknowledged this.

183
184 Mr. Boyer noted that the Town allows for two driveways on a property, each of which can be 50'
185 wide. The applicant plans to obtain a driveway permit. Mr. Roger Paradise stated that he does
186 not plan to pave the driveway, as there are existing issues with drainage along the street and he
187 does not want to add runoff from pavement. Mr. Boyer stated that this would be up to the Town
188 Engineer.

189
190 Mr. Boyer asked about the trash on the site. Mr. Roger Paradise stated that he is working to
191 cleanup any items on the site but will likely need to wait until the snow melts. He is willing to
192 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
Rebuttal Public Comments in Favor:
222 Leo Bernard, 3 Bungalow Ave., stated that the applicant has been trying to cleanup his property
223 and has been nothing but a good neighbor. The containers are not a problem and are hidden
224 enough on the property. The only neighbor that can likely see the containers is #13 Bungalow
225 Ave. There is no reason to deny this request. There are drainage problems on Bungalow Ave. He
226 spoke with the Road Agent and there are too many lines in the way to be able to fix the road.

227
Rebuttal Public Comments Neutral or Opposed:
228 Paul Provost, 4 Joseph Ave., stated that his property sits on a hill. He can see the applicant's
229 backyard, including the containers, from inside his house and backyard. In terms of emergency
230 access, his concern is turning from Bungalow Ave. onto Joseph Ave. This is a tight intersection
231 to begin with and trucks sitting in the roadway would make access more difficult. He stated that
232 vehicles on the applicant's property are sometimes parked on the pavement, blocking the entire
233 eastbound section of Joseph Ave.

234
235 Matt Lavoie, 21 Oban Drive, stated that, upon speaking to Mr. Chris Sullivan, it appears the
236 applicant's side yard is actually considered a front yard due to the frontage. Thus, the placement
237 of the containers is considered to be in the front yard. Mr. Chris Sullivan stated that the side yard
238 is also considered a backyard for the property. Mr. Lavoie stated that his entire backyard is the
239 240

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

243
244 Lynne Lavoie, 21 Oban Drive, stated that she was concerned regarding what was being stored in
245 the containers due to her grandchildren living with her. She is now being told only equipment is
246 being stored. A fence was installed due to all of the dangerous items on the property line where
247 the children play. They asked the applicant to pay half to install the fence, and he did not agree to
248 do so.

249
250 Emergency vehicles travel down the road frequently due to the residents at 13 Bungalow Ave.
251 needing services. She has not seen the emergency vehicles have any trouble accessing the area.
252

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

255
256 Mr. Dion closed the public portion session.

257
258 **Board Discussion and Deliberation:**

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

268
269 Mr. McDonough suggested an additional item that the applicant shall not store any chemicals on
270 the site or seek a pesticide license. Mr. Dumont noted that the State heavily regulates licenses
271 and storage of this type of materials. Mr. Dion stated that exterior material storage would come
272 back to the Board for a special exception.

273
274 Mr. Boyer suggested language that there be no expansion of the business on the site from the
275 date of the variance approval, based on the testimony given. He noted that the applicant agreed
276 that May 15th was a reasonable timeline.

277
278 **Mr. Lanphear moved to grant the variance, with the following stipulations:**

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

286 **duly seconded by Mr. Boyer.**

287

288 **Board Speaking on Each Variance Criterion:**

289

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

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

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

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

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

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

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

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

318 **Mr. Lanphear – to grant**

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

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

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

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

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

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

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 **5. Ordinance results in unnecessary hardship**

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

348 **Mr. Lyko – to grant**

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

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

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

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

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

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

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

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

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

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

369 **Mr. Boyer – to grant**

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

371 Mr. Brendon Sullivan stated that this is far too large an operation to be running out of a
372 home. There is a question as to what is actually being stored on the property. Also, May
373 15th is too generous a timeframe in which to clean up the property and he would like to
374 see it shortened.

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

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

388 effort on the applicant's part to clean up the area. The neighbors made reasonable
389 arguments as to why the proposed use impacts their day-to-day existence.
390

391 **3. Substantial justice would be done to the property owner by granting this variance**
392 Mr. Brendon Sullivan stated substantial justice would be done to the property owner. The
393 applicant has other options in terms of renting a workspace or garage in order to run their
394 business properly off site.
395

396 **4. The proposed use will not diminish the value surrounding properties**
397 Mr. Brendon Sullivan that the direct neighbors mentioned that they have already had to
398 install a fence due to the use, which impacts their property value.
399

400 **5. Ordinance results in unnecessary hardship**
401 Mr. Brendon Sullivan stated that running this business out of a workshop off site is
402 reasonable.
403

404 **Mr. Brendon Sullivan – to deny**
405

406 **1. Granting this variance will not be contrary to the public interest**
407 Mr. Dion stated that, in terms of the proposed use conflicting with the purposes of the
408 ordinance for protecting public health, safety, and welfare, or altering the essential
409 character of the neighborhood, the use of storing trucks and equipment on the property is
410 no different than what may be seen on any other property throughout the Town. Some of
411 his neighbors have commercial trucks or trailers that they park on their property, and he
412 also has a trailer in his yard. The hours which the applicant is moving these items is no
413 different than regular work hour.
414

415 **2. The proposed use will observe the spirit of the ordinance**
416 Mr. Dion stated that, as long as the noted stipulations are met, this proposed use should
417 not alter the essential character of the neighborhood, or threaten the public health, safety,
418 or welfare, or injure the public rights. The proposed storage is similar to the residential
419 surroundings. The Town does not currently have any stipulations around shipping
420 containers on a site. This is a tightly packed neighborhood, with other trailers and items
421 being stored on properties.
422

423 **3. Substantial justice would be done to the property owner by granting this variance**
424 Mr. Dion stated that substantial justice would be granted to the property owner and this
425 outweighs harm to the general public. The proposed use will not harm the general public.
426

427 **4. The proposed use will not diminish the value surrounding properties**
428 Mr. Dion stated that, as long as the stipulations are met as set out by the Board, the
429 proposed use should not diminish values.
430

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

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

443

444 **Mr. Dion – to grant**

445

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

447

448 Mr. Dion noted the 30 day appeal period.

449

450 **VI. REVIEW OF MINUTES:**

451 12/11/2025 edited draft Meeting Minutes

452

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

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

456

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

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

460

461 **VII. OTHER BUSINESS:**

462 Election of Zoning Board of Adjustment Officers

463

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

466

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

469 **Vote: 5-0-0 motion carried.**

470

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

473 **Vote: 5-0-0 motion carried.**

474

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

477 **Vote: 5-0-0 motion carried.**

478

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

481

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

483

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

485

486 **Discussion:**

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

490

491 **Mr. Lanphear rescinded his previous motion.**

492

493 **VIII. ADJOURNMENT:**

494

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

497

498 Respectfully submitted,

499 Kristan Patenaude, Recording Secretary

500

501

502

503

504

Tristan Dion, ZBA Chairman