

**LONDONDERRY ZONING BOARD OF ADJUSTMENT
268B MAMMOTH ROAD
LONDONDERRY, NH 03053**

MINUTES FROM 9/21/16 MEETING

Chairman Smith called the meeting to order at 7:00 p.m. Members introduced themselves. The following members were present: Jim Smith, Chairman; Jim Tirabassi, Clerk; Neil Dunn, member; Jacqueline Benard, voting member; Suzanne Brunelle, alternate member; and Annette Stoller, alternate member. Also, in attendance was Laura Gandia, Associate Planner. Chairman Smith appointed alternate member Suzanne Brunelle as a full voting member for the meeting.

I. APPROVAL OF MINUTES

N. Dunn made a motion to accept the August 2016 minutes as presented.

Motion was seconded by J. Benard.

Motion was granted, 5-0-0.

II. REPORT BY TOWN COUNCIL – N/A

III. PUBLIC HEARING OF CASES: N/A

IV. COMMUNICATIONS/OTHER BUSINESS:

A. The Board reviewed the by-laws and offered the following changes/amendments:

1. To insert in front of paragraph 1 Members and Alternates the following sentence: "Pursuant to RSA 673:3, the Zoning Board of Adjustment shall consist of 5 full members who are appointed in a manner prescribed by the local legislative body."

Chairman Smith read the change as the first reading per the Rules of Procedure.

2. To remove from Application/Decision section 2.a "Londonderry Post Office."

Chairman Smith read the amended sentence as follows: "Public notice of public hearings on each application shall be given in a newspaper of general circulation in the area and shall be posted at the Town Hall and Library not less than two weeks before the date fixed for the hearing."

No other changes/amendments were offered.

B. The Board then discussed concerns to the Town's Zoning Ordinance. The Board concluded that the following concerns should be brought to the Planning Board's attention:

1. Sign ordinance (relating to height, lighting, changeable copy, definitions): The Board noted that numerous applications have come before it relating to these issues.
2. Inclusionary housing: The board noted that it would be helpful to have numbers relating to whether or not the Town has met its fair share. Discussions ensued about the potential role of the Southern New Hampshire Planning Commission in compiling these numbers.

Additional discussions included concerns over how to interpret the intent of the ordinance

especially relating to the character of the Town and the rural nature of the Town, and issues relating to cul-de-sacs (permanent versus temporary).

A memo will be drafted for review by Chairman Smith to be sent to Planning Board Chairman Arthur Rugg.

- C. The Board discussed potential upcoming training with the Municipal Law Series on October 15, 2016 in Concord, the NHMA 75th annual conference November 16-17, 2016 in Manchester, and the cost associated with the training.
- D. The Board reviewed the Senior Building Inspector/Code Enforcement's role in the ZBA application process and the possibility of including a denial letter in the ZBA's files. The Board reserved the topic for further discussions with Richard Canuel, Senior Building Inspector.

J. Benard made a motion to adjourn at 8:30 p.m.

J. Tirabassi seconded the motion.

The motion was granted, 5-0-0. The meeting was adjourned at 8:30 p.m.

RESPECTFULLY SUBMITTED,



CLERK

TYPED AND TRANSCRIBED BY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT SECRETARY.

APPROVED (X) WITH A MOTION MADE BY J. Tirabassi, SECONDED BY Jackie Benard 5-0-0.