

RECEIVED AND RECORDED

June 8, 2015 M

Book No. _____ Page No. _____

**Wolfeboro Zoning Board of Adjustment
Regular Meeting
June 1, 2015**

WOLFEBORO, N.H. TOWN CLERK
Jarua M. Waterman

Minutes

Members Present: Alan Harding, Chairman, Mike Hodder, Vice Chairman, Fred Tedeschi, Clerk, Suzanne Ryan, Member, and Christine Franson, Alternate and David Senecal, Alternate

Members Absent: Hank Why, Member (Excused)

Staff Present: Rob Houseman, Director of Planning & Zoning

Alan Harding called this meeting to order at 7:00 PM in the Wolfeboro Public Library Meeting Room appointed Chris Franson to serve in Hank Why's absence. A quorum was present.

Organizational Business:

Chairman Alan Harding offered the following slate of officers as a motion:

- Mike Hodder, Chairman
- Fred Tedeschi, Vice Chairman
- Suzanne Ryan, Clerk

Seconded by Mike Hodder

Suzanne Ryan made a motion to appoint the following officers:

- Fred Tedeschi, Chairman
- Alan Harding, Vice Chairman
- Mike Hodder, Clerk

Seconded by Sarah Silk.

Alan Harding stated he would not serve as vice chairman.

Mike stated he would not serve as clerk.

Suzanne Ryan made a motion to appoint Fred Tedeschi as Chairman and asked that they all be voted on individually.

Board discussion ensued and concerns were raised with regard to process.

Alan Harding highlighted the process of developing board member experience and wanting a smooth transition

Suzanne Ryan stated that she would not serve as clerk and noted concern with pronouncing individual names.

Alan Harding withdrew his motion, Mike Hodder withdrew his second.

Alan Harding Moved the following slate of officers:

- Mike Hodder, Chairman
- Fred Tedeschi, Vice Chairman
- Alan Harding, Clerk

Seconded by Mike Hodder

Chairman called for a vote.

Alan Harding, Mike Hodder, Chris Franson, Dave Senecal voted in favor.

Suzanne Ryan and Sarah Silk voted in opposition.

Fred Tedeschi abstained. Motion passed.

Other Business:

New Chairman Mike Hodder proposed to establish regular workshops.

The focus of the workshops would include the 5 Variance criteria and how to weigh/ consider evidence and recommended meeting with counsel to discuss review of evidence standards.

Suzanne Ryan raised concern over the completeness of the application, including:

- Signed completeness review
- Denial from CEO
- Plans with scale

- Use of checklist

Dave Senecal offered to provide a sample of the application from Ossipee.

Board discussed process and whether staff should have the authority to reject applications and determine whether survey plans should be required. Concern was noted that a single standard could be financially burdensome on basic/simple applications.

Suzanne Ryan provided a handout that captured what she felt were key points from the ZBA training session.

Motion to adjourn made by David Senecal, seconded by Chris Franson, All members votes in favor at 8:00 PM.

Minutes prepared by Robert Houseman.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Robin Kingston', written over the typed name and title.

Robin Kingston

Administrative Assistant