

**Town of Chester
Zoning Board of Adjustment
May 16, 2023
Town Hall
7:00 PM
Approved Minutes**

Members Present:

Vice-Chair Kevin Scott
Jack Cannon
William Gregsak
Jason Walsh, Alternate

Members Absent:

Chair Billie Maloney
Rick Snyder, Planning Board Ex-Officio Liaison
Selectman Dick Trask, Select Board Liaison

Guests:

Erik Lemay

Agenda

- 1. Call to Order/Roll Call**
- 2. Non-Public Session 91-A:3(II)(c) if needed**
- 3. Approval of Meeting Minutes: April 18, 2023**
- 4. Public Hearings**
- 5. Correspondence/Financials**
- 6. Updates**
 - 1. Advertising Costs**
 - 2. Spring Conference**
 - 3. Election of Officers**
- 7. Other Business**

8. Adjournment

1. Call to Order

Vice-Chair Scott called the meeting to order at 7:00 PM. By Roll Call were present: Kevin Scott, Jack Cannon, Bill Gregsak, Alternate Jason Walsh who was activated. Vice-Chair Scott indicated to the applicant that the affirmative vote of at least three members were needed to take any action. The applicant was given the option to postpone their hearing to next month and opted to proceed.

2. Approval of Meeting Minutes – April 18, 2023

Mr. Cannon motioned to approve the April 18, 2023 meeting minutes. Mr. Walsh seconded the motion. Mr. Gregsak abstained. The motion passed 3-0-1.

3. Public Hearings

1. 1. The application of Erik R. Lemay and Miranda B. Lemay

For a Special Exception in accordance with Sections 9.4 and 11.4 of the Ordinance to permit an Accessory Dwelling Unit (ADU)

On the premises known as Map/Lot 008-008-106, 96 Hemlock Lane, in the R-1 Residential Zoning District

Vice-Chair Scott read out loud the public hearing notice and indicated to the applicant that Articles 9.4 and 11.4 will be read and asked of him and he would be asked to respond. He noted there were no other members of the public present.

Mr. Walsh read Article 9.4 out loud and Mr. Lemay responded affirmatively to each and every criteria.

Mr. Scott asked if the property was built recently, and Mr. Lemay responded affirmatively.

Mr. Cannon read Article 11.4.1 out loud and Mr. Lemay responded affirmatively to each and every criteria.

Mr. Gregsak motioned to approve the Special Exception for an Accessory Dwelling Unit for Erik Lemay and Miranda Lemay pursuant to Articles 9.4 and 11.4 of the Ordinance. Mr. Cannon seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Mr. Scott indicated he inspected the property earlier today and noted it was already built and asked how he got a permit for the ADU prior to receiving the Special Exception. Mr. Lemay indicated that it was roughly framed but the interior was not finished.

Vice-Chair Scott read out loud the 30-Day Notice of Appeal.

4. Correspondence/Financials

Ms. Hoijer provided financials for the month of April. Vice-Chair Scott signed the timesheets. Ms. Hoijer reported that she had help with copying next month's applications from her son as a volunteer intern and provided his timesheet for informational purposes only.

5. Updates

1. Advertising Costs

Ms. Hoijer reported that her calls to the Derry News and Union Leader to get circulation information for the Town of Chester were not returned. She will keep trying and report back at next month's meeting.

2. Spring Conference (Jason Walsh)

Mr. Walsh reported that one of the interesting topics at the Spring Conference was the update of GIS mapping available to cities and towns.

3. Election of Officers – *Tabled*

Ms. Hoijer indicated that the ROP call for election of officers in May. The Board agreed that this was done recently and asked Ms. Hoijer to check when officers were last elected and table election of officers accordingly.

6. Other Business

Vice-Chair Scott read into the record an email sent by Chair Maloney:

Re: Building Inspector Letter

I have given a lot of thought to the letter that the board wishes to send to the BOS about some issues we have with the BI especially as it pertains to Mrs Trudeau's long standing problems trying to get a building permit. I think we should first have a meeting with Myrick and discuss these issues before going over his head to the Bos. It is important that the ZBA and the BI work together so we can provide the residents of Chester with a more cohesive response to their needs. Perhaps we can work out our issues and the BI can better understand why the ZBA is not understanding his side of this problem. We can meet in a public setting, perhaps not a ZBA meeting because we are too busy in June, but Myrick can give us a few dates that he is free and we can do a meeting during the day. I really think we should try this first, and if it doesn't work out at least we can say that we tried. Then go to the BOS.

Please read at the end of the public meeting (I don't think this should be in a non public) The public needs to know that we are making an effort to do something.

Mr. Gregsak and Mr. Walsh agreed. Mr. Cannon noted that he approved but was skeptical of the outcome. He agreed there should not be vast differences in the information provided to the ZBA and residents. The denials should contain heavy duty detail in the level of details provided in those denials. Vice-Chair Scott agreed. The Board agreed to attempt to meet with the building inspector first.

7. Adjournment

Mr. Gregsak motioned to adjourn the meeting at 7:23 PM. Mr. Cannon seconded the motion. A vote was taken, all were in favor, so moved.

Respectfully submitted,
Nancy J. Hoijer,
Recording Secretary