



**Zoning Board of Adjustment
Town of Mason, NH
16 Darling Hill Road
Mason, New Hampshire 03048
(603)878-2070, (603) 878-4892 fax
*Approved Minutes June 19, 2017***

Board of Adjustment Continued Hearing of 20 Bell Lane and meeting 15 May 2017 held at Mann House

A: Called to Order by Chairman Fritz, seconded by Guy Daniello, all concurred at 7:34 (clock malfunction)

B: Roll Call:

Present: Bill Fritz, Guy Daniello, Phil Garside, Bob Young, Landon Smith, Mary Pierce, Connie Lacasse, clerk

Absent: Bob Bergeron.

Voting Members: Bill Fritz, Guy Daniello, Bob Young. Landon appointed for voting.

Not Voting: Phil absent at previous meetings and Mary Pierce recused.

C: Minutes of previous meeting March 20, 2017 and April 17, 2017 reviewed by all, with suggestions made for corrections:

March 20, 2017 minutes amended to add “voted and approved unanimously by all.” Last Motion amended to read “Voted to adjourn unanimously” at 9:05pm.

April 17 minutes remove Guy Daniello reappointment as not part of meeting. Remove Landon Smith reappointment as stated . Both appointments done outside of meeting of BOA. Corrected spelling to LEHTONEN as the applicant of 20 Bell Lane. Guy made motion to approve as amended, seconded by Bob Young. Voted and passed unanimously. Point on page 2 “The Chair recommended going into deliberation. At this time the Applicant requested to *table* the application, pending the Planning Board hearing” etc. The ZBA made and seconded a motion to allow the Applicant to *table* the current application and return with an amended application , pending PB

review on 4/26/20. Motion made to approve as amended by Guy, seconded by Bob Young, voted, approved unanimously.

Discussion on appointments being made at 2 different times according to RSA. To be discussed further in the meeting.

Guy Daniello made a motion to appoint Bill Fritz as Chairman, seconded by Bob Young. Voted unanimously by all members

Chairman Fritz recommended discussion on reviewing the RSA's until the end of the Meeting due to the time.

Bob Young is making a PDF word document/file for the BOA, so that corrections can be made on actual document in timely manner and may corrected at that time.

Chairman Called the continuation of Public Hearing for 20 Bell Lane opened at 8:00pm

Public Present for Hearing continuation: Carole Iodice, James Hopkins, resident of Rt 31 and 2 other residents of Rt 31.

Chairman Fritz asked if there was anyone representing the applicant. There was no response other than the 3 residents. No one present representing the 20 Bell Lane application and no new application received. Discussion of procedure of whether to deny application or write letter to applicant stating the denial and the reason for denial. Or whether the application may be resubmitted later on, as the variance would stay with the land, not the owner, as no hardship was displayed. A Variance could be reapplied for with all procedures started over. Motion made to continue deliberation or table without decision. Bob Young made motion to consider application withdrawn, Seconded by Phil. Voted, passed unanimously. Hearing closed to Public Hearing. Chairman asked for any further discussion, hearing none motion made for the application to be withdrawn and no further action to be taken regarding the application. Voted by Bob Young , yes, Landon yes, Guy yes, Bill yes. Hearing closed at 8:35pm

Continued meeting of BOA reviewing RSA's as amended: Officers: #4

“A clerk shall be elected to a ONE year term by majority vote of the board in the month of APRIL etc.”

2 Public Notice #5 Abutter” shall mean abutter as defined in RSA 672:3 as it may from time to time be amended.

Records: #3 “ Minutes of all meetings will be consistent with RSA 91-A:2 II including names etc.”

Guy read the “Amendments” clause – all agreed these RSA have been publicly posted and notification of changes have been discussed at least 3 meetings times before vote being taken. Guy made motion to accept as changed, seconded by Phil. Vote taken Full Board unanimously approved. Chairman Fritz reviewed another RSA that shows the Chairman being elected at a different time then members. (March & April) His recommendation it be moved to April with the understanding there has to be a meeting in April not an option. Bob Young to rewrite and email copy of draft for review to each member with discussion at next meeting.

Connie to forward changes as approved to webmaster for distribution.

Next meeting Bill Fritz would like to review accessory dwelling units as in Art 20. Process for special exception – all members to read before next meeting. Like to update application for BOA not generic from Town.

Check from Kenneth Lehtonen - #2900 for \$205.65 to cover expenses for 20 Bell Lane given to Selectmen’s office with copy into file.

New Business:

Connie to notify Kathy (BOS) that Phil needs an updated handbook. Also noted several members went to Concord training in April and noted that there is a website that repeats the whole program for those that didn’t go.

Also the website needs to be updated showing Bob Young as full member not alternate.

Townsend Mass letters reviewed – discussed – filed. No action necessary. Chairman asked if there were any further discussions – hearing none – motion made to adjourn made and seconded – voted unanimously

With thanks to Carol Iodice for filling in during Connie’s emergency absence in April Hearing.

Next meeting on schedule for June 19th.

Respectfully submitted

Connie Lacasse, Clerk
05/18/17 – Approved 6/17/17