

**TOWN OF SPRINGFIELD, NH
ZONING BOARD OF ADJUSTMENT**

**MEETING MINUTES
JUNE 1, 2010**

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Present: Cynthia Hayes, Chairperson, Bill Sullivan, Kathy Richardson, Barbara Dunlap, Sara Ellis and John Chiarella (Selectman representative). Not present: Gene Hayes and Kevin Waite.

Others Present: John Chiarella, John Trachy and Bryan O'Day.

Chair Hayes called meeting to order at 7:05 and introduced the board.

Sara Ellis was asked to be seated as an alternate.

Meeting Minutes of May 4, 2010 and Site Walk Minutes of May 5, 2010 – On the May 4th minutes Bill Sullivan suggested a change on Page 2, 2nd paragraph, last sentence “deny appeal of administrative decision to overturn decision of Select Board in their denial of a building application permit”, to read “deny the appeal of the administrative decision of the selectboard”. Page 3, paragraph 8 should read “purview”. Kathy Richardson made a MOTION to accept the minutes of May 4, 2010 as corrected. Barbara Dunlap second, all in favor.

May 5, 2010 Site walk minutes – Bill Sullivan commented that the site walk was very informative and beneficial. Mr. Sullivan MOVED to accept as written. Kathy Richardson second the MOTION. All in favor.

O'Day Hearing

Chair Hayes opened the public hearing to hear the case of Bryan O'Day for variance on setback requirements under ordinance VII. 7.10- setback from water on property located at 52 Stryker Road map/lot 8 360,362.

Kathy Richardson recused herself and sat in the audience.

Chair informed Mr. O'Day that he has the right to request a full board as tonight there are only 4 members to hear his case. Mr. O'Day expressed his wish to postpone the hearing to the next meeting. Chair Hayes made a MOTION to continue the hearing until July 6th, 2010 at 7:10 p.m. Motion second by Bill Sullivan. Motion unanimously approved.

Kathy Richardson rejoined the meeting.

Literature and Correspondance:

Kathy reported on information received at the OEP seminar. She shared a 37 page packet “Overview of the ZBA Rules of Procedure Through the Decision Making Process”. Deb McGlew agreed to copy for board members. Kathy also reported on equitable waivers. She stating they deal with space not use; to be used in cases to correct before an ordinance was issued. She shared that minutes need to be available in 5 business days and site walks should be posted.

The OEP web site has lots of good information. Cynthia Hayes asked what the two current posting sites were. John Chiarella responded here at town hall and the post office.

Revised Applications: Chair Hayes called for any discussion on the 3rd and final time to review the revised applications. Kathy Richardson stated that the date of revision should be on the bottom of the form, so as not to confuse it with prior versions. Hearing no further discussion Chair called for a motion to accept the variance application with revision date. Bill Sullivan made a motion to accept, Barbara Dunlap second the motion. All voted in favor.

Instructions to the Applicants – Chair Hayes reported the variance section was changed to match the application. Chair Hayes called for a motion to accept the Instructions for the 3rd and final time. Motion made by Barbara Dunlap, second by Kathy Richardson. Hearing no further discussion, Chair called for a vote. All in favor.

Equitable Waiver application – this is the 2nd time to review. Kathy Richardson made a motion to accept, second by Bill Sullivan. No discussion followed. Chair called for a vote. All voted in favor.

Miscellaneous:

Cynthia Hayes asked if any members had ordinance suggestions for the planning board. At one point this board talked about noise - that the ordinance needed to be more quantified, both noise and light. Bill Sullivan expressed that with both enforcement is an issue. John Chiarella suggested for the light ordinance, “night sky friendly” made sense.

Chair Hayes asked the board, as far as ponds, is there anything that needs to be defined. Kathy Richardson suggested leaving this as a case by case situation. Bill Sullivan agreed adding that other considerations need to be taken into account such as depth, flow, inlet, outlet etc.

John Chiarella suggested self contained landscape water features be defined.

Chair Hayes asked Mr. Chiarella if there was anyone to follow up to ensure board decisions are being carried out. John Chiarella responded that the town does not have a building inspector at this point.

Chair called for any new business. Hearing none board adjourned at 7:50 p.m.

Respectfully Submitted,

Deborah McGlew