

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

**APRIL 6, 2010
7:00 P.M.**

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

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

Others Present: Tim Julian and Deborah McGlew, Recording Secretary.

Chair Cynthia Hayes appointed Gene Hayes to sit on the board in place of Bill Sullivan.

Election of Officers: Kathy nominated Cynthia Hayes as Chairperson, Barbara second the nomination. Board voted 3 in favor - Cynthia abstained. Gene nominated Bill Sullivan as Vice Chair, Kathy second the nomination. Board voted 4 in favor.

Cynthia nominated Sara Ellis as an alternate. Gene second the nomination. Board voted 4 in favor. Sara will need to be sworn in by the Town Clerk.

Minutes of December 1, 2009: Cynthia expressed that the minutes were difficult to follow. Kathy asked for page numbering and some clarification. Cynthia said Bill called her stating there was an error in the decision. Chair suggested approving the minutes at the next meeting. This would allow Deb the opportunity to review the minutes for clarification and anticipate Bill would be available for input.

Cynthia made a motion to continue approving the minutes to the next meeting. Kathy second the motion, all in favor.

Correspondence and Literature: The 7th annual Planning & Zoning Conference sponsored by the NH Office of Energy & Planning is coming up. Materials are available or people can register on line.

Chair distributed the 09-10 Land Use Regulations. Three additional copies need to be ordered.

Boarding Houses: Tim Julian asked for a Zoning Board perspective on boarding houses. Tim expressed concern over a disproportionate demand on emergency services. Gene stated the ordinance allows one dwelling per lot. Cynthia suggested it sounds like a commercial business. Chair advised the process would be to ask the Selectman to write a letter asking the property owner to apply to the Zoning Board for a Special Exception. John Chiarella suggested other issues such as the size of the septic may be of concern.

John Chiarella and the board briefly discussed the role and lack of a code enforcement officer.

Zoning Ordinance: Chair pointed out a couple changes that should be noted by the Board. On Page 15 under 7:10 Waterfront Developments, Septic Systems: previously read "125' setback", now reads "conforms to the written rules and regulations of DES". Chair suggested the board be familiar with these rules.

"Permanent Streams" has been added to 2nd paragraph on Page 15 as well as defined.

Equitable Waiver was approved by the Town. On Page 22 and 23 under 11.44 Equitable Waiver, now that people can apply for an equitable waiver an application and instructions needs to be created. Board and John Chiarella briefly discussed what situations would qualify for an Equitable Waiver.

On Page 22 under 11.43 Variances, the application for an Area Variance and a Use Variance is combined. Cynthia updated the application. She stated Page 1 and 3 are the same. Page 2 changed to coincide with the variance. Chair Hayes also created and distributed new instructions to include the information on equitable waiver and variances. Nothing changed on the special exception or administrative decision applications.

Cynthia referenced a document published by the NH Office of Energy and Planning available through their lecture series or at the upcoming conference, which provides the most updated Zoning information.

Kathy stated she wanted to take time to review the new and old forms and instructions.

Cynthia shared that the new forms need to be brought up at three meetings before they become official. Barbara made a motion to accept the instructions, Kathy 2nd the motion. Motion passed.

Kathy made a motion to accept the new application for a variance. Motion was seconded by Barbara and approved.

Chair Hayes agreed to send the new forms electronically to the office.

Chair Hayes asked the board to consider any tools that may assist in thinking about what zoning changes are being discussed to possibly come up for next year. Board and Selectman Chiarella briefly discussed sound and light ordinances. It was agreed that standards for these types of ordinances would need to be quantified.

Meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Deborah McGlew