



**TOWN OF PITTSFIELD  
ZONING BOARD OF ADJUSTMENT  
TOWN HALL, 85 MAIN STREET  
PITTSFIELD, NH 03263**

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**MEETING MINUTES of Thursday, June 29, 2017**

**CALL TO ORDER**

The Zoning Board of Adjustment Meeting for June 29, 2017 was called to order by Mr. Hetu 7:03p.m.

**MEMBERS PRESENT**

James Hetu  
Noreen Rollins  
Pat Heffernan  
Dedrie Benjamin

**EXCUSED**

Phillip Boncer  
Jason Rokeach

**OTHERS PRESENT**

Jim Pritchard

**APPROVAL OF MINUTES**

Motion. Mrs. Rollins made a motion to approve the April 13, 2017 minutes. Mr. Hetu seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Hetu – Yes; Mr. Heffernan – Yes; Mrs. Rollins– Yes; and Ms. Benjamin - Abstained. The Chair declared the Motion passed.

**VARIANCE GIVEN TO MR. ROSE ON DECEMBER 22, 2016.**

The Chair summarized the events of the meeting on December 22, 2016. He explained the Board approved a variance to Mr. Rose to allow a lot line adjustment which would bring the two properties more into the Zoning codes. He stated Mr. Rose is having trouble getting surveyors out to the property and is running out of his allotted time to do so.

Mr. Rose stated he had a surveyor set to go last February who wasn't able to do it then and said he would come in the Spring. He explained the surveyor never showed and he had to reach out to someone else to come. He stated he paid a retainer and the surveyor

would come out in a couple of weeks. He stated he has had trouble getting a surveyor to come out.

The Chair stated he is going to sit Ms. Benjamin because the board is short. He asked Mr. Rose if he wants to move forward at this time or wait for a full board. Mr. Rose stated he would like to continue.

The Chair asked Mr. Rose how long of an extension he thinks he needs. Mr. Rose stated the process has been a little slow but he is hoping the latest surveyor will be out in the next couple of weeks.

The Chair asked Mr. Pritchard how long a variance is good for. Mr. Pritchard explained the state law says the applicant has two years unless the Board decides there is a good reason for an extension.

The Chair stated the reason they granted the variance originally is because it was in the best interest of the town to have Mr. Rose come more in conformance of the town ordinances. He stated he thinks for that reason it is in the best interest of the town to keep the process going and not hang it up any. He stated he doesn't have an issue giving him an extension. Mr. Heffernan stated he thinks they should give Mr. Rose all the time he needs.

Mrs. Rollins asked if they start the new date starting today. Mr. Heffernan stated yes they should. Mr. Rose stated he would like to build as soon as he gets all the steps through. The Chair stated his thought is they could give him four years to give him plenty of time to get it done and asked the Board if they think that is too excessive. Mr. Heffernan stated he thinks it is reasonable and not excessive. The Chair stated it would give him two more years from the starting point. Mr. Heffernan stated once it gets surveyed he doesn't see it taking very long.

Mr. Heffernan asked Mr. Pritchard if he sees any issues with it going through the planning board. Mr. Pritchard stated he can't speak for the Board on this and would only be able to offer his opinion. He stated he doesn't see a problem with it.

Mr. Pritchard stated once the surveyor comes out, Mr. Rose will be vested and should be okay. He stated if anything isn't done after the surveying then there would be an issue of abandonment but where he has put down money, once the surveyor comes through he will be locked in.

Motion. Mr. Heffernan made a motion to extend the variance to Mr. Rose to four years. Ms. Benjamin seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Hetu – Yes; Mr. Heffernan – Yes; Mrs. Rollins – Yes; and Ms. Benjamin - Yes. The Chair declared the Motion passed.

**DISCUSS PLANNING BOARD UPDATES**

Mr. Pritchard stated the first issue was home occupation comprehensive revision of 2016. He stated the revision would require home occupation in the suburban and rural areas be submitted by writing which the Planning Board objected to. He stated the Planning Board felt that if you can't see it, hear it, or smell it then it should be permitted by right. He stated Mr. Colby from Nottingham Planning Board and gave them some things to think about.

Mr. Pritchard stated the next issue was nonconforming issues people change or expand and do so repeatedly after they have been warned. He stated the Board didn't reach any conclusion on it and only put out ideas on how to handle those people who won't conform.

Mr. Pritchard stated the last issue was cluster development and whether cluster development is really doing the town any good. He stated they discussed rather the Board should repeal the cluster development article. He stated Mr. Colby suggested they keep the cluster development provision but improve on it. He stated the Board didn't make any decisions on this either.

The Chair stated he wanted to keep the Board informed with what may be coming down the pipeline and the home occupation may reduce the ZBA workload. He stated the abandonment one won't affect the Board as much but they need to determine at what point is there abandonment.

The Chair stated in his opinion, cluster development is of no benefit to the town. He stated the question becomes if they are in agreement with his opinion, do they leave them in there and make them as stringent as possible or do they take them out. He stated he thinks they should leave them in there and make them as stringent as possible.

**MEMBERS CONCERNS**

The Chair asked Mr. Pritchard if they have anything coming up. Mr. Pritchard stated there were a few people but it has been several weeks before they have come back and no formal applications.

Mr. Rollins asked if they will continue to send the draft minutes via email. The Chair stated they would. He stated Mr. Boncer has been having issues getting his emails. Mr. Pritchard stated he spoke to Mr. Boncer and he is aware of the problem.

**PUBLIC INPUT**

Mr. Pritchard stated he is still trying to get the minutes, notice of decisions, etc. He stated he will get some clarification from Mrs. Hetu. He asked the Board not to throw out

anything because they are supposed to save both draft and approved minutes. He stated he is trying to locate a draft set from December 22, 2016. The Chair stated Mr. Swain would have gotten a draft set of those minutes. Mr. Pritchard stated Mr. Swain hasn't answered his emails. The Chair stated he will try to get a copy from Mr. Swain. He asked if Mrs. Ramsy or Mrs. Hetu did those minutes. Mr. Pritchard stated he thinks Mrs. Hetu did those minutes.

**ADJOURNMENT**

Motion.Mr. Heffernan made a motion to adjourn. Ms. Rollins seconded the Motion.

Mrs. Rollins asked if there was anything coming up for next month. The Chair stated they will schedule something as there may be something in the pipeline but they are not sure yet. He stated they will email everyone when the meeting is.

A Roll Call Vote was taken: Mr. Hetu – Yes; Mr. Heffernan – Yes; Mrs. Rollins– Yes; and Ms. Benjamin - Yes. The Chair declared the Motion passed.

The Vice Chairman adjourned the meeting at 7:28pm.

APPROVED: February 8, 2018

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JAMES HETU, CHAIRMAN

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DATE