



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

MEETING MINUTES OF Thursday May 9, 2019

CALL TO ORDER

Call to order at 7:03 p.m. by Larry Konopka

MEMBERS PRESENT

Larry Konopka Chairman
Scot Palmer
George Bachelder
Scott Aubertin
Mike Cabral – Alternate – sitting in for Pat Heffernan
Carole Dodge - Alternate
Mitch Emerson – Alternate
Scott Jackson - Alternate

MEMBERS ABSENT

Pat Heffernan

AGENDA REVIEW

None.

MINUTES

A. April 25, 2019 Public Meeting Minutes

Larry Konopka inquired with the board about having a chance to review the minutes. Larry Konopka stated he would like a correction made with the motion to table the public hearing, and that he went back and listened to the recording. Larry Konopka stated that the motion was to continue the hearing and not table it. Ammy Ramsey made a note to make that correction. Larry Konopka also would like the minutes to reflect the time of adjournment, Ammy Ramsey will make that correction as well.

Scot Palmer: I make a motion to approve the April 25, 2019 Public Meeting Minutes with the corrections as discussed.

George Bachelder: Second.

Discussion: None.

Motion carries 5-0

NEW BUSINESS

None.

OLD BUSINESS

A. Application for Variance – 40 Carroll Street, Map U4, Lot 30 – (CONTINUED from 4-25-19)

Larry Konopka read the Zoning Administrator's letter as follows:

Members of the Pittsfield ZBA:

Relative to the "Old Business" item on the agenda, any allowed use in the commercial/light industrial district requires at least one "on lot" parking spot and none exist at 40 Carroll Street Map U4 Lot 30 has had no use of the property in over two years, so there is also no continuing non-conforming use. In other words, this circumstance renders the property un-usable without a Variance from Article 16, Section 3, Parking Requirements. Granting a Variance from the parking requirements would not mean that parking at any other location is being granted. It would mean that the owner of 40 Carroll Street would be responsible for their own off-site parking. A Variance would also have no effect on the winter parking ban, 40 Carroll Street would have to find private parking as would any other residence or business.

Carl Anderson, Zoning Administrator

Larry Konopka mentioned that on page 2 of the application, it stated "to allow on-street parking at 40 Carroll Street" and that the ZBA cannot grant on-street parking. Ms. Barberian explained that the wording was a mistake and asked permission to make the correction. Larry Konopka inquired with the board, to make sure everyone was ok with allowing the correction. There was some discussion pertaining to the reason the public hearing was continued last time, which was due to the application being revised. This time only an answer to a section is being revised tonight.

Larry Konopka stated that this is the continuation of the public hearing and read the public hearing notice as follows:

The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 674:33, I, (a), (2). And RSA 674:33, I (b), and RSA 676:7 on an application for a variance from Pittsfield Zoning Ordinance, Article 16, section 3, (e) table of parking requiring two (2) parking spaces per dwelling unit, as required in the Light Industrial/Commercial Zoning District. The time and place of the hearing is Thursday, April 25, 2019, 6:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicant's name and address are SeMone A. Barberian, 189 Shannon Road, Salem, NH 03079. The proposal is to waive the requirement of two (2) off-street spaces as required in the Light Industrial/Commercial Zoning District. Subject property Tax Map U4-30, 40 Carroll Street. The application for a variance is on file for public inspection at the Town Hall, 85 Main Street, Pittsfield, NH.

Larry Konopka went through the application questions with Ms. Barberian.

Mike Cabral: I make a motion to grant the variance for Article 16, section 3 for parking for Tax Map U4-30 located at 40 Carroll Street with the understanding that parking at any other location is the responsibility of the property owner.

Scott Aubertin: Second.

Discussion: None.

Motion carries 5-0



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Mike Cabral: I make a motion to grant the variance for Article 16, section 3 for parking for Tax Map U4-30 located at 40 Carroll Street with the understanding that parking at any other location is the responsibility of the property owner.

Scott Aubertin: Second.

Discussion: None.

Motion carries 5-0

ZONING ADMINISTRATOR'S REPORT

Nothing new to report – letter addressing tonight's continued public hearing was read with Old Business.

MEMBER CONCERNS

Larry Konopka mentioned that the training for the zoning and planning board will be June 10, 2019 at 6:30 p.m. at the Pittsfield Middle High School.

Carole Dodge inquired about progress on the revisions to the applications they discussed at the last meeting, Larry Konopka stated that Cara Marston is working on them.

Larry Konopka gave the board members a variance criteria worksheet to look at, he had found the worksheet helpful in considering the guidelines for granting a variance.

PUBLIC INPUT

None.

ADJOURNMENT

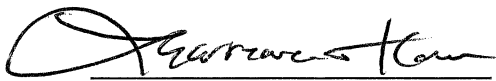
Scot Palmer: I make a motion to adjourn at 6:32 p.m.

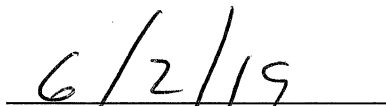
Mike Cabral: Second.

Discussion: None.

Motion carries

Approved:


Lawrence J. Konopka


Date