

**TOWN OF CHARLESTOWN
ZONING BOARD OF ADJUSTMENT
MARCH 17, 2022**

Members Present: Andy Jellie (Chair); Bob Davis, Matt Baran and Jeff Lessels
Staff Present: Liz Emerson – Planning and Zoning Administrator

CALL TO ORDER: Mr. Jellie called the meeting to order at 6:00 PM.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

This item was tabled due to lack of members present.

VOTING OF OFFICERS

The Board discussed nominating Andy Jellie as Chair, Terri Fisk as Vice Chair and Matt Baran as Secretary.

Mr. Davis moved to approve the slate of officers as discussed. Matt Baran seconded. With four (4) members in favor, the slate of officers was approved.

Mr. Jellie noted that there Board was supposed to hold a training session today, but instead suggested everyone watch the training webinars available.

Ms. Emerson explained that the Zoning Board of Adjustment is essentially the safety valve to keep citizens from being overly restricted from Town law. Variances and special exceptions can be used to help in this process. The appeals process occurs for the Board if the Zoning Administrator or Code Enforcement Officer makes a decision and the aggrieved person wishes to appeal this decision. Special exceptions can be granted for certain uses allowed in specific zones. Variances can be granted if applicants can show hardship and 4 other criteria. Equitable waiver of dimensional requirements can be granted if four criteria are met by applicants. An applicant cannot come back with the same application unless the State laws, zoning ordinance, or the application has changed significantly. An applicant can request for a rehearing if s/he does not agree through the Planning Administrator or the Select Board. The applicant can then go through the Superior Court. It is illegal for members to speak about cases outside of a public meeting. The NH Office of Planning & Development stated that prior ZBA decisions are not binding and do not set a precedence.

ADJOURNMENT:

Mr. Davis moved to adjourn this meeting. Mr. Baran seconded. With four (4) members in favor, the meeting was adjourned at 6:15pm.

Respectfully submitted,
Kristan Patenaude, Recording Secretary

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the next ZBA meeting.)