

HILLSBOROUGH ZONING BOARD

October 4, 2012

Official Meeting Minutes

Present:

Members: Roger Racette, Chair; James Bailey, III; Richard Booth, Robert Hill, Clarence (Larry) Baker (Alternate)

Kelly Dearborn-Luce, Code Enforcement Official/Officer, Building Inspector & Health Official
John P. Segedy, Recording Secretary

Ray Coon

CALL TO ORDER

The meeting was called to order at 7:07 pm by Roger Racette, Chairman.

Chair Racette welcomed Larry Baker as newly appointed Alternate Member.

Chair Racette noted that Kelly Dearborn Luce would now be handling the administrative part of the application process that was previously being done by the Planning Director.

Richard Booth moved: *To designate Larry Baker to vote in place of George Seymour.*

Jim Bailey seconded. Motion passed 4-0

MINUTES

July 16, 2012

Jim Bailey moved: *To approve the minutes of July 16, 2012 as submitted.*

Richard Booth seconded. Motion passed 4-0-1 (Larry Baker abstained).

PUBLIC INPUT/ BUSINESS

1. APPLICATION FOR SPECIAL EXCEPTION - ZONING ORDINANCE SECTION 229-35 (4)A. Ray Coon, West Main St. (Map No. 11G, Lot No. 239), Zoning: Residential.

Chair Racette opened the Public Hearing at 7:11 PM and introduced the Board. He asked and Recording Secretary John Segedy confirmed that the Hearing had been properly noticed to the public and identified abutters.

Roger Racette read aloud the description of the request from the applicant's application:

'To erect a sign and supporting structure on lot 239 across from the intersection of Old Drift Way & West Main Street, 25' from the centerline of the road, below the existing street light. Construction materials will be steel, composites, concrete & paint'

Chair Racette asked the applicant to address the five criteria for his application.

A. The special exception is specifically authorized in the Zoning Ordinance.

Ray Coon noted 229-35 (4)A, 2229-35 (2)A, & 229-35 (B) were listed in his application.

B. All special conditions for the special exception have been met.

Ray Coon said that in addition to the factors in the application, the proposed sign will not look like a traffic sign, there are no safety issues and he has the property owners permission.

C. No hazard or nuisance will be created.

Ray Coon referred the Board to the answer provided in his application.

D. The general welfare of the Town of Hillsborough will be protected.

Ray Coon again referred the Board to the answer provided in his application.

E. The special exception is in substantial agreement with the spirit and intent of the Zoning Ordinance or a hardship exists.

In addition to referring to the answer provided in his application, Ray Coon noted that the decreased business has continued since the application was submitted. He also noted that the proposed sign will be similar to one up the road.

Chair Racette asked if the Board had any questions.

Jim Bailey said if the property is ever sold he might have to go through this again. Consensus was that there was nothing to be done about that possibility.

Bob Hill said he thought that the old sign looked alright. Consensus was the new one looked better.

Chair Racette closed the Public Hearing at 7:27 pm.

Chair Racette asked the Board if they wanted to discuss any of the criteria.

Consensus of the Board was that no further discussion was needed.

Chair Racette called for voting on the required criteria:

- A. Passed 5-0
- B. Passed 5-0
- C. Passed 5-0
- D. Passed 5-0
- E. Passed 5-0

Jim Bailey moved: *To grant the special exception requested.*

Richard Booth seconded. Motion passed 5-0.

OTHER BUSINESS

Budget

Roger Racette presented a draft budget he had prepared. After reviewing it the consensus of the Board was in agreement with it.

Training

Roger Racette informed that there was a training being offered by the LGC on October 27th. He said that Larry and Richard should take it as they hadn't done it yet. He said that John had expressed interest also. Roger Racette said there was money in the budget that hadn't been used yet. The other Board members said they had already attended it and were not interested in doing it again. Kelly Dearborn-Luce said she was going to be at the LGC tomorrow and would register them.

Kelly Dearborn-Luce said she might attend the next couple of meetings to observe the process the Board uses. She said she would like to review and make some changes to the application forms to simplify them.

Roger Racette said he thought they should look at the possibility of putting an expiration date on variances. Kelly Dearborn-Luce will research the issue.

Richard Booth noted that the Hummingbird Lane Bridge was completed.

ADJOURNMENT

Richard Booth moved: *To adjourn.*

Jim Bailey seconded. Motion passed 5-0 at 7:53 pm.

Respectfully Submitted:

John P. Segedy
Recording Secretary
Approved November 19, 2012