

TOWN OF THORNTON

Zoning Board of Adjustment

Approved on: 28 Apr 2022
ZBA Initials: JMM
Rec'd by Town Clerk on: 5/3/22
Town Clerk Initials: ACE

ZONING BOARD OF ADJUSTMENT MEETING MINUTES

March 24, 2022

WELCOME:

Chairman Joe Monti welcomed the members.

CALL TO ORDER BY CHAIR:

Mr. Monti called the meeting to order at 6:03 p.m. with the Pledge of Allegiance.

ROLL CALL BY CHAIRMAN:

Mr. Monti completed the roll call.

The following members were present:

Chairman Joe Monti, Joan Marshall, Alan Rawson, Jerry Sobolewski, Maureen Patti

The following members were present via teleconference: None

The following members were absent: Vice-Chairman Ken Miller

Also Present: Kerrin Randall, Board Assistant

REVIEW/APPROVAL OF MINUTES:

Upon distribution and review of the meeting minutes of October 28, 2021, the members took the following action:

MOTION: "To accept and approve the Minutes of the October 28, 2021 meeting as submitted."

Motion: A. Rawson

Second: J. Marshall

Discussion: None

Vote: 4-YES, 0-NO, 0-ABSTAIN

Motion passes.

Mr. Monti seated Ms. Patti as a voting member in Mr. Miller's absence.

PRELIMINARY BUSINESS:

Election of Chair and Vice-Chair

Mr. Monti asked if there were any nominations for Chair.

MOTION: "To nominate and elect Joseph Monti as Chair of the ZBA for 2022."

Motion: J. Marshall

Second: J. Sobolewski

Discussion: Ms. Marshall commented that Mr. Monti did a good job as chair over the last year.

Vote: 4-YES, 0-NO, 1-ABSTAIN

Motion passes

Mr. Monti asked if there were any nominations for Vice-Chair.

MOTION: "To nominate and elect Alan Rawson as Vice-Chair of the ZBA for 2022."

Motion: J. Monti

Second: J. Sobolewski

Discussion: Mr. Rawson thanked Mr. Monti but declined the nomination.

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50 Mr. Monti withdrew his motion.

51
52 Ms. Marshall suggested nominating Mr. Miller to continue as Vice-Chair and Mr. Monti commented that
53 the person being nominated should be present to accept or deny the nomination.

54 **MOTION: "To continue the election of a Vice-Chair until the April 28, 2022 meeting."**

55 **Motion: J. Monti**

56 **Second: J. Sobolewski**

57 **Discussion: None**

58 **Vote: 5-YES, 0-NO, 0-ABSTAIN**

59 **Motion passes.**

60

61 Mr. Monti reminded Ms. Patti, Mr. Rawson, and Mr. Sobolewski that they have been appointed to the
62 Board by the BOS and need to be sworn in at Town Hall; current appointments expire in June.

63

64 **COMMUNICATIONS AND MISCELLANEOUS:**

65 NH Planning & Zoning Spring Conference

66 Mr. Monti stated the NH Planning & Zoning Spring Conference is being held virtually on April 30, 2022
67 and encouraged all members to attend.

68

69 **NEW BUSINESS:**

70 Review of Rules of Procedures for 2022

71 Mr. Monti reviewed that the Rules and Procedures was last amended in 2019, and asked that the Board
72 review and submit any proposed changes or comments to Ms. Randall by April 21, 2022 to be discussed
73 at the April 28, 2022 meeting. Adding language for Zoom attendance was discussed and no further action
74 was taken.

75

76 Budget Update

77 Mr. Monti reviewed that the submitted budget for the ZBA for 2022 was approved.

78

79 Lucas Environmental Public Notice re: Vertex

80 Mr. Monti reviewed that Lucas Environmental, LLC published a public notice for comment on the Vertex
81 Tower Assets, LLC cell tower having any potential effects for historic properties at the site of the tower.
82 This is part of the review process for Vertex Tower Assets, LLC beyond the Town, and the notice
83 referenced that the project is located off Treeline Road, which is in direct violation of the conditions of
84 approval set by both the Zoning and Planning boards.

85

86 Mr. Monti reviewed that Attorney Boldt contacted Attorney Parisi to verify the tower is going to be
87 located off Upper Mad River Road, not Treeline Road and Attorney Parisi confirmed that an error was
88 made by Lucas Environmental, LLC and they will republish with the correct address listed.

89

90 **HEARINGS:**

91 6:30 PM - 2022 Fee Schedule

92 Mr. Monti opened the public hearing and read the notice that was published in the Plymouth Record
93 Enterprise on March 10, 2022. The Board reviewed the proposed:

	<u>Current</u>	<u>Proposed</u>
Application Fee:		
(Cost of Public Notice, Abutter fees, and Certified-Return Receipt fees to be added to application amount)		
ZBA Application:	\$250.00	\$250.00
+ Public Notice (Due with application)		\$50.00

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+ Abutter Fee (*Due with application*)

\$5/abutter

+ Certified Mailing w/Return Receipt* (*Due with application*)

\$7.33/abutter
as of 3/1/2022

**Postal Fees are subject to change according to rates determined by USPS at the time of submission.*

Mr. Monti reviewed that the application fee is not being changed, and the proposed additional fees are to cover the rising costs of materials and publishing fees for hearings and time spent by staff in preparing those materials for mailing and distribution. A lengthy discussion on the effect additional fees could have on a homeowner looking for a 'small' item to be addressed was had as well as possibly creating different application fees for different types of requests.

MOTION: "To accept the proposed fee schedule as presented, adding that the cost of certified mailing with a return receipt shall be calculated according to rates determined by USPS at the time of submission and may change based on the USPS."

Motion: A. Rawson

Second: J. Marshall

Discussion: None

Vote: 5- YES, 0- NO, 0- ABSTAIN

Motion Passes.

MOTION: "To reduce the application fee to \$200.00."

Motion: J. Sobolewski

Second: J. Marshall

Discussion: Mr. Sobolewski stated the reduction will help offset the cost of the additional fees and help the 'little guy' when submitting.

Mr. Monti stated he understands what is attempting to be accomplished, but in his opinion, \$250.00 does not cover what is done administratively.

Mr. Rawson commented that if the fee is going to be reduced, it should be for more than \$50.00 to really make a difference.

Roll Call Vote: 2- YES, 3- NO, 0- ABSTAIN

Motion Fails.

Mr. Monti closed the public hearing at 7:17 p.m. and asked that notice be sent to the BOS with the updated fee schedule. He reviewed a public hearing will be scheduled by the BOS to approve them.

OTHER BUSINESS: None

ADJOURNMENT:

MOTION: "To adjourn at 7:21 p.m."

Motion: J. Marshall

Second: J. Sobolewski

Roll Call Vote: 5- YES, 0- NO, 0- ABSTAIN

Discussion: None

Motion Passes.

Respectfully submitted,

Kerrin Randall

Zoning Board Assistant