

TOWN OF THORNTON

Zoning Board of Adjustment

Approved on: 4 May 2023
ZBA Initials: AMM
Rec'd by Town Clerk on: 5/9/23
Town Clerk Initials: ALR

ZONING BOARD OF ADJUSTMENT MEETING MINUTES March 23, 2023

WELCOME:

Vice-Chairman Jerry Sobolewski welcomed the members.

CALL TO ORDER BY CHAIR:

Mr. Sobolewski called the meeting to order at 6:08 p.m. with the Pledge of Allegiance.

ROLL CALL BY CHAIRMAN:

Mr. Sobolewski completed the roll call.

The following members were present: Vice-Chairman Jerry Sobolewski, Alan Rawson, Joan Marshall (entered at 6:16 p.m.), Maureen Patti, Roger Robidoux, Alternate, John Maher, Alternate, Kerrin Randall, Board Assistant

The following members were absent: Chairman Joeseeph Monti

Others Present: None

Others Present on Zoom (names are as they appeared): None

Mr. Sobolewski sat Mr. Robidoux in place of Mr. Monti.

COMMUNICATIONS AND MISCELLANEOUS:

Webinars Available

Mr. Sobolewski shared that the NH Office of Planning and Development (OPD) Planning is holding a monthly webinar series for new board members. He advised that if anyone wanted to attend, please email Ms. Randall.

Meeting Notes

Mr. Sobolewski shared a message from Mr. Monti that included:

- If the Board choses to nominate Mr. Monti as Chairman again, he would be honored and to please consider this message as confirmation that he will to accept the position, if that is the Board's desire.
- All markups to the Rules of Procedure should be sent to Ms. Randall one week before the next meeting.
- Suggested the April 27, 2023 meeting be moved to May 4, 2023 as two (2) members will not be present.
- Attorney Boldt has agreed to provide the Board with a two (2) hour ZBA refresher, which he will be attending via Zoom. Suggested dates will be sent out to the Board for review.

Update on iPads

Ms. Randall updated the Board that iPads requested for the review of meeting materials were approved with the Town Budget at Town Meeting, and they have been ordered.

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48 **REVIEW/APPROVAL OF MINUTES:**

49 Upon distribution and review of the meeting minutes of February 23, 2023 the members took the
50 following action:

51 **MOTION: "To amend the Minutes of the February 23, 2023 meeting as follows:**

- 52 • LINE 96: 'Ms. Patti asked for clarification on the height of the overhang and Mr. Stocker
53 stated the overhang is 12-13 feet. and Ms. Patti stated the overhang, as depicted on the
54 diagram...'
- 55 • Throughout the document: ~~Robideaux~~ Robidoux"

56 **Motion:** M. Patti

57 **Second:** J. Marshall

58 **Discussion:** None

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

60 **Motion passes.**

61

62 **MOTION: "To accept the Minutes of the February 23, 2023 meeting as amended."**

63 **Motion:** M. Patti

64 **Second:** J. Marshall

65 **Discussion:** None

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

67 **Motion passes.**

68

69 **PRELIMINARY BUSINESS:**

70 Election of Chair and Vice Chair

71 **MOTION: "To nominate Joe Monti as Chair."**

72 **Motion:** J. Sobolewski

73 **Second:** J. Marshall

74 **Discussion:** Mr. Sobolewski stated the message sent from Mr. Monti this afternoon confirms that
75 he will serve as Chair if the Board choses to nominate him.

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

77 **Motion passes.**

78

79 **MOTION: "To nominate Maureen Patti as Vice Chair."**

80 **Motion:** J. Sobolewski

81 **Second:** A. Rawson

82 **Discussion:** Ms. Patti accepted the nomination and thanked the Board.

83 **Vote:** 4 - YES, 0 - NO, 1 - ABSTAIN (M. Patti)

84 **Motion passes.**

85

86 Review of Rules of Procedure

87 Mr. Sobolewski asked that Board members review the Rules of Procedure (ROP) and have any comments
88 or edits to Ms. Randall prior to the next meeting. He stated this meeting will serve as the first reading of
89 the ROP and Ms. Patti proceeded to read the document aloud.

90

91 **OTHER BUSINESS:**

92 Class VI Road Definition Discussion

93 Mr. Rawson stated he was seeking clarification on Class VI Roads, as the road determination checklist for
94 properties that don't meet the road frontage requirements have Class VI roads as both 'Private Roads' and
95 'Class VI Highway.' Mr. Rawson asked Ms. Randall how many Class VI roads are in Thornton, and Ms.
96 Randall stated that the Road Agent said there are two (2) Class VI roads in town.

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Discussion on the condition and number of roads in Thornton that are Class VI continued. Ms. Randall stated that the road list and classifications are being updated, and that she will update the Board when that is complete. Mr. Rawson commented that when Attorney Boldt gives his 'refresher' review, he will ask for clarification on why the determinations for Class VI and private roads are listed in two (2) separate criteria with different definitions.

Ms. Patti commented that the procedure for determining if a road without frontage needs to come before the ZBA should be added into the ROP. Ms. Randall stated she can add that in for review at the next meeting.

Meeting Date

MOTION: "To move the April 27, 2023 meeting to May 4, 2023."

Motion: M. Patti

Second: J. Marshall

Discussion: None

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

Motion Passes.

ADJOURNMENT:

MOTION: "To adjourn at 6:56 p.m."

Motion: J. Marshall

Second: M. Patti

Discussion: None

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

Motion Passes.

Respectfully submitted,

Kerrin Randall
Zoning Board Assistant