



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
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MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING
20 April 2015

Approved
18 May 2015

| MEMBERS | | ALTERNATES | | OTHERS | |
|--------------------------------|---|--------------------|---|--|---|
| John Napekoski, Chairman | X | George Frothingham | X | Nathan Fogg, Land Use Clerk & Code Enforcement Officer | X |
| Sharon Theiling, Vice Chairman | | Doug Stewart | X | | |
| Ceily Arnone | X | Steve Brown | X | | |
| John Crowell | X | Judi DesRoches | X | | |
| | | | | | |

Also present were: Connie Twombly, Jim Miller, & Donna Martin (videographer)

CALL TO ORDER

1. J Napekoski called the meeting to order at 7:00 pm following the pledge of allegiance. D Stewart and S Brown were seated for S Theiling and the open member position.

BOARD BUSINESS

2. N Fogg noted that the ZBA needed to re-nominate members and alternates. Some members may have been reappointed last year, but those changing from member to alternate were switching positions and filling out terms which may necessitate them being reappointed in 2015 to keep the staggered terms. He asked for a nomination to recommend re-appointment of J Napekoski.

MOTION: To recommend re-appointing John Napekoski as a member of the ZBA.
Made by: Ceily Arnone
Seconded by: Steve Brown
Discussion: None.
Vote: 5-0 in favor of the motion.

3. J Napekoski asked if there was a nomination to recommend re-appointment of Doug Stewart as an alternate to the ZBA.

MOTION: To recommend re-appointing Doug Stewart as an alternate member of the ZBA.
Made by: John Napekoski
Seconded by: Ceily Arnone
Discussion: None.
Vote: 4-0-1 in favor of the motion with D Stewart abstaining.

4. J Napekoski asked if there was a nomination to recommend the appointment of a member to replace Judy Sjostrom as a member of the ZBA.

MOTION: To recommend appointing Steve Brown as a member of the ZBA.
Made by: Ceily Arnone
Seconded by: John Napekoski
Discussion: None.
Vote: 4-0-1 in favor of the motion with S Brown abstaining.

APPROVAL OF MINUTES

5. G Frothingham was seated for S Brown.
6. Minutes from February 16th were reviewed. The year in the title should be 2015, not 2014 as printed.

MOTION: To approve the minutes from February 16th as amended.
Made by: Doug Stewart
Seconded by: George Frothingham
Discussion: None.
Vote: 3-0-2 in favor of the motion with C Arnone and J Crowell abstaining.

BOARD BUSINESS

7. N Fogg asked if any members wanted to attend the Spring Planning & Zoning Conference to be held on Saturday, May 2nd. Both Judi DesRoches and Connie Twombly expressed interest and will submit forms. Dick DesRoches is planning to attend from the planning board.
8. N Fogg noted that there may be a variance request for the May 18th meeting. A property owner wants to correct an encroachment on their property and the encroacher does not want to do an equal area land exchange. The applicant will be requesting to allow his non-conforming parcel to become more non-conforming to eliminate the encroachment prior to hiring a surveyor to prepare a boundary line adjustment for the planning board.
9. S Brown was re-seated for G Frothingham.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:15pm.
Made by: Steve Brown
Seconded by: Ceily Arnone
Discussion: None
Vote: 5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg
Town of Wakefield NH
Code Enforcement Officer
Land Use Clerk