



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  
18 April 2016

Approved 16 May 2016

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			
John Crowell		Judi DesRoches	X		
				S= Site Walk, H= Hearing	

**Also present were:** Donna Martin (videographer).

**CALL TO ORDER**

1. J Napekoski called the meeting to order at 7:00 pm following the pledge of allegiance. Alternates Judi DesRoches, George Frothingham, and Doug Stewart were seated for absent Board members Sharon Theiling, John Crowell, and Steve Brown.

**PUBLIC HEARINGS**

2. None.

**BOARD BUSINESS**

3. Reappointment of alternates.

**MOTION:** To nominate Sharon Theiling for a three year term as an member of the ZBA for a three year term to the Board of Selectmen.

**Made by:** Doug Stewart

**Seconded by:** Ceily Arnone

**Discussion:** None.

**Vote:** 5-0.

**MOTION:** To nominate Ceily Arnone for a three year term as an member of the ZBA for a three year term to the Board of Selectmen.

**Made by:** George Frothingham

**Seconded by:** Judi DesRoches

**Discussion:** None.

**Vote:** 5-0.

4. Donald Stewart has also applied to be an alternate member on the ZBA. D Stewart noted that this is his father. N Fogg checked with Teresa Williams and found nothing limiting family members from serving on the same board. The ZBA agreed to table his application until the ZBA has a chance to meet with Don Stewart prior to recommending him to the Board of Selectmen for appointment.

5. Election of ZBA Officers:

**MOTION:** To nominate John Napekoski as Chair of the Zoning Board of Adjustment.  
**Made by:** George Frothingham  
**Seconded by:** Ceily Arnone  
**Discussion:** None.  
**Vote:** 4-0-1, with J Napekoski abstaining.

**MOTION:** To nominate Sharon Theiling as Vice-Chair of the Zoning Board of Adjustment.  
**Made by:** Doug Stewart  
**Seconded by:** Ceily Arnone  
**Discussion:** None.  
**Vote:** 5-0.

6. Rules of Procedure. N Fogg noted several discrepancies in the current rules of procedure versus applications and other information. He has sent every member a copy and would like them to review it for possible revision at a future ZBA meeting.

7. The ZBA noted that they would like a Consult with Counsel prior to the Sanbornville DG public hearing to make sure that the ZBA is prepared for the public hearing. The ZBA decided that Thursday, May 12<sup>th</sup> at 7pm would work for most members. N Fogg checked with R Sager and it worked for him also.

8. R Sager noted that we should not combine criteria for the upcoming application to give Sanbornville DG clear reason(s) for the ZBA's decision. He provided several handouts (finding of fact and notice of decision) from the ZBA Handbook for the ZBA to refer to and/or use.

9. N Fogg handed out a copy of the Zoning Ordinance, Article 3, Table 3 which notes a maximum building width of 70 feet in the Village/ Residential zone, with a footnote about building character. The application to the ZBA appealed the PB's decision to not accept the application until this issue is resolved. They also applied for a variance from the 70 foot maximum building width in case the appeal of administrative decision is denied. N Fogg will email the two applications to the ZBA members. He is happy to print out any information that the ZBA would like to have printed.

## **APPROVAL OF MINUTES**

10. Minutes from March 21<sup>st</sup> 2016 were reviewed.

**MOTION:** To approve the minutes from March 21<sup>st</sup> 2016 as printed.

**Made by:** George Frothingham  
**Seconded by:** Doug Stewart  
**Discussion:** None.  
**Vote:** 5-0 in favor of the motion.

**BOARD BUSINESS**

11. There are currently no other applications pending, although there is still time before the deadline.

**ADJOURNMENT**

**MOTION:** To adjourn the meeting at 7:30pm.  
**Made by:** Ceily Arnone  
**Seconded by:** John Napekoski  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion.

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