

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

March 2, 2023

PRESENT: Walker Farrey, Vice Chairman; David Lage; Danielle Sikkila; Jeff Muhonen; Lou Alvarez; Jennifer Minckler; Deb Fournier, Secretary

The meeting was called to order at 6:30 p.m.; motion made by Walker to go into non-public session under RSA-91-A:3 II seconded by David; vote was 3-0. Vote was made to seal the minutes of the non-public meeting and to return to the public meeting at 7:00pm. Motion made by David seconded by Danielle. Vote 3-0.

Walker Farrey called the meeting to order at the Town Office at 7:05 pm. and did roll call. Jeff was welcomed to the Board as a full member. Note, Jeff and Lou were not present for the non-public meeting.

Prime Roofing – Tyler Seppala

Tyler discussed Prime Roofing has a meeting in May with the State, and it will take 4-6 weeks after the approval for them to be able to purchase the State's right of way. Tyler discussed the fact that there was a title issue with the purchase of the .29 acres. As it turns out, Mr. Hoiska, who does not own the property across Turnpike Road, was thought to have owned the property, but it was determined that he does not.

Dave explained that the Planning Board can move forward, even though Tyler is waiting for the meeting in May. Dave further explained that it is okay for Tyler to go before the planning board with adjustments to the site plans for the sliver of .29 acres. It was also asked why Tyler was not asking for a 6-month extension instead of the 1 year? Tyler was okay with the 6-month extension.

Motion made to grant a 6-month extension by David and seconded by Danielle. Vote was 5-0.

Mt. Monadnock Baseball – Stephen Falter

Stephen is requesting a variance from Article XIII Section 3a and 3 b of the Zoning Ordinance to permit "The installation of privately funded outdoor lighting at Memorial Park. Four poles, greater than 25 feet in height, with outdoor LED lighting would be installed around the little league baseball field. The lighting would be greater than 1800 lumen."

Stephen is requesting this variance so that they can extend the baseball playing season. With the season starting earlier and ending later. They are raising the money for this project privately.

The lights would shine down on the field vs straight out on the field. The pole heights would be over 25'. Question was asked if the lights are certified dark sky compliant.

What the zoning board needs from Stephen is:

- 1) Photometrics with the proposed pole and light fixture product data sheets.
- 2) Proposed light fixture lumens and height of poles.
- 3) How many poles and how many lights on each pole

Stephen noted that the lighting will not be on past 10 p.m. curfew. Question was asked about whether or not the lights would be automatic or turned on and off manually. Stephen said they would be turned on and off manually.

The application was accepted tonight and Stephen will pay the fee. The next meeting will address the list of items to be done and the board would like the information at least 7 days before the next meeting.

Variance requested is 3a and 3b, is the distance of property from town's property line, not abutters property line.

The Board is in favor of the lighting proposed. A check for \$271.80 is requested to go with the application.

Stephen requested an updated list of abutters.

Motion was made to accept the Mt. Monadnock Baseball request by Danielle and seconded by Jeff. Public hearing with Mt. Monadnock Baseball has been scheduled for April 6, 2023 at 7:05 p.m.

Other Item: The board did not know that Lou was appointed as only an alternate member by the Selectmen. Walker appointed Lou to fill in as a full member for the meeting.

Accura Construction – Jeff Muhonen (Recused himself from the board)

Accura Construction is submitting a Special Exception Application, for 670 Turnpike Road Tax Map 11, Lots 6-4 and 6-5 to make lot 6-5 a Commercial Lot. This is for a shop with a garage that is 50' x 50'.

This property has a deeded shared driveway. The question was asked if these will remain as two separate lots; Mr. Muhonen's answer was Yes.

Motion was made to accept this, special exception application as complete, with payment of fees by David and seconded by Danielle. Vote was 4-0.

Next meeting with Accura Construction has been scheduled for April 6, 2023 at 8:05 p.m.

A motion was made to accept the minutes from the January 19, 2023 meeting as amended by Dave and seconded by Danielle. It was commented that once the minutes are revised they do no need to be resent to the board, just posted on the website.

Dave distributed the “Changes to Planning & Zoning Laws in 2022: A Guide for Municipalities”. Dave would like to adopt the 6-page procedure as the guidelines needed to develop rules and policies for the Town of New Ipswich. Dave has also looked at Belmont's revised rules and policies as another example.