

**TOWN OF NEW HAMPTON
ZONING BOARD OF ADJUSTMENT
MEETING MINUTES**

Town Office, 2nd floor meeting room
6 Pinnacle Hill Road, NEW HAMPTON, NH 03256

November 6, 2024

- MEMBERS PRESENT** Regular members: Mr. Newman, Mr. Akers, and Mr. Heckman.
Alternate member: Mr. Tierney
- OTHERS PRESENT** Land Use Administrator Mrs. Vose
- CALL TO ORDER** Chair Mr. Newman called the meeting to order at 7:00 PM.
Mr. Newman appointed Mr. Tierney to act as a regular member.
- PUBLIC HEARING** No one was present to represent the applicants.
- Carl Jr. & Camille Knowlton, 152 West Shore Road, Tax Map U-14, Lot 29, for a Variance –Article VI, Section A.4.v. of the New Hampton Zoning Ordinance.*
- Mr. Akers said Mr. Knowlton contacted him to say he had to possibly postpone his attendance due to an emergency. Mr. Akers notified Mrs. Vose about this discussion. Mr. Knowlton had not said whether he wanted it moved to another date. Mr. Tierney said there is the opportunity for the ZBA to hear the application without the applicant being present as the application contains the information submitted for the Board to consider.
- Mr. Newman pointed out that as there are only 4 members present for tonight’s hearing, and if the Board proceeded with the application, it would not afford the applicants the opportunity to decide whether to move forward without a full Board. Mr. Tierney advised that if the Board had further questions during the hearing, the applicants would not be present to confer with.
- Mr. Heckman made a motion, seconded by Mr. Tierney to continue this hearing to December 4, 2024 at 7:00 pm. Vote was unanimous. Mrs. Vose to advise the Knowltons of this continuance.
- MINUTES** Mr. Tierney made a motion, seconded by Mr. Akers to approve the minutes of 10/7/24 with the following change:
- Page 2, large paragraph near the bottom – correct the spelling of “mitigation”.
- OTHER BUSINESS** Mr. Newman said he would like to have a discussion on utilization of variances or special exceptions, as they have a 2-year limit on utilization. Mrs. Vose said the Selectmen are currently considering what it will take to utilize a variance approval for an applicant, so the contractor can ensure this condition has been met. Mr. Newman said he reviewed state statutes (RSA 674:33) and felt it was a decision to be made by the Selectboard on whether an approval was utilized, but that it could be considered by the ZBA on whether or not an extension on this condition can be granted for good cause. There was a question on how this process would be handled. Mr. Newman said he would discuss this with Town Administrator Mr.

(ZBA Minutes, November 6, 2024, cont.)

Davenport to ensure the Selectmen and ZBA are handling these situations in the same manner. Mrs. Vose suggested to Mr. Akers that he ask about this when he attends the upcoming Land Use Law Conference. There was discussion on ways to monitor approvals for the 2 year utilization condition.

ADJOURNMENT

Mr. Heckman made a motion, seconded by Mr. Tierney, to adjourn at 7:24 pm. Vote was unanimous.

Respectfully Submitted,

Pam Vose, Land Use Administrator