

**TOWN OF HENNIKER
ZONING BOARD OF ADJUSTMENT**

Approved Minutes
September 17, 2008

Members Present: Joan Oliveira, Vice-Chairwoman; Kris Blomback; Bob Stamps; Jeff Connor; Gigi Laberge, Alternate

Members Excused: Doreen Connor, Chairwoman; Rick Patenaude, Alternate

Others Present: Laura Scott, Planning Consultant; Leon Parker, Selectman; Jennifer Astholz, Minute Taker

Vice-Chairwoman Oliveira called the meeting to order at 7:00 pm. She announced that Gigi Laberge will be voting in Ms. Connor's absence this evening.

Review of Meeting Minutes

The minutes of the August 20, 2008 meeting were reviewed and corrected. Bob Stamps **MOVED** to accept the minutes as amended. Ms. Laberge **SECONDED** the motion. Motion **PASSED, 3-0-2.** (In Favor: Ms. Oliveira, Ms. Laberge, Mr. Stamps. Abstaining: Mr. Blomback and Mr. Connor as they were not in attendance at that meeting.)

2009 Town Meeting – Article XIV and Article XV

Ms. Scott, Planning Consultant, explained that this is the same zoning amendment that was proposed at the 2008 Town Meeting, which did not pass. She stated that the changes to the document only clarify, not expand, the ZBA's authority. She stated that the Planning Board wants to make sure that the ZBA members support the amendment and that a representative of the ZBA will attend the public hearing.

Mr. Stamps **MOVED** to support the changes to Article XIV and Article XV as proposed. Ms. Laberge **SECONDED** the motion. Motion **PASSED UNANIMOUSLY.**

Junk and Junk Yard Regulations and Responsibilities

Ms. Scott stated that she reviewed the State laws and town regulations governing junk yards and noted that they are only allowed in the Heavy Commercial District. She stated that the ZBA is responsible for issuing a "Certificate of Approved Location." Prior to any junk yard licenses being issued she created a form to use for that purpose, and the Board reviewed it. She stated that most issues with junk yards concern health, safety and fire concerns, and the State law is actually more restrictive than existing Town laws. The Board of Selectmen will continue to handle issues concerning junk yards in Town. The Board agreed to adopt the draft form for future use.

NHARPC Conference Registration

Ms. Scott informed the Board that she will submit registration information for any member interested in attending the conference.

Member Binder Updates

Ms. Scott distributed updated information to the members for their reference binders.

“Outlook” Article

The Board decided not to include an article in the next issue of the “*Outlook*.”

Other Business

Ms. Scott informed the Board that several real estate appraisers were contacted to conduct an independent appraisal of properties within a specified area of the proposed power plant in Town (Case 2008-104 & 2008-105). However, all of the appraisers contacted have declined the job, and the Board would like to have this information in a timely manner for the October meeting.

Mr. Stamps **MOVED** to authorize Ms. Scott to utilize any resources available (i.e. references from the Town Assessor, State appraiser’s association, etc.) to search for more appraisers that will provide the requested information; she will also contact the applicant to request that \$5,000 be put in escrow for this service. Ms. Oliveira **SECONDED** the motion. Motion **PASSED, 4-0-1**. (In Favor: Ms. Oliveira, Mr. Stamps, Mr. Blomback, Mr. Connor. Abstaining: Ms. Laberge.)

Chairperson Oliveira **MOVED** to adjourn at 7:55 pm; Mr. Stamps **SECONDED** the motion. Motion **PASSED UNANIMOUSLY**.

Respectfully submitted,

Jennifer Astholz
Minute Taker