



**Town of Henniker
Zoning Board
Tuesday, September 20, 2023, 6 PM
Henniker Community Center**

Members Present: Chairwoman Doreen Conner, Robert Pagano, Leon Parker, Alternate Ron Taylor
Member's Excused: Vice Chairwoman Joan Oliveira, Gigi Laberge
Town Planner: Mark Fougere
Recording Secretary: Hank Bernstein
Guests: See attached sheet

A) Call to order

Chair Connor called the meeting to order at 6:15 pm

B) Public Meeting:

Case 1. ZBA Case 2023:02: Variance application to increase the housing unit density (currently 6 units) by replacing the existing restaurant with addition of 3 new apartment units, existing lot area is 15,296 square feet – area required to conform with zoning 29,900 square feet; requesting relief from Article X Lot Size, Section 133-39 Minimum lot sizes, Applicant/Owner Frank Chen, Map 5D Lot 210, 8 Maple Street, Zoned CV.

In the applicant's absence, discussion on this case was postponed.

C) Meeting Minutes August 16, 2023

Chairwoman Connor noted that there should be more detail, notably that the applicant was not facing hardship but was seeking variance for financial benefit, which is not a unique case but one that applies to all residents. **Bob Pagano moved to accept the minutes as amended, Leon Parker seconded. Motion carried 3-0-1.**

(Ron Taylor abstained)

Bob Pagano moved to adjourn the meeting at 6:19 p.m. Leon Parker seconded. Motion carried unanimously.

Respectfully Submitted,
Hank Bernstein

Minutes Approved: 12/20/2023