



**** DRAFT ****

Hill ZBA

Meeting Minutes

January 14, 2021

In-Person regularly scheduled meeting of the ZBA

Meeting was brought to order by Stephen Thomson, Chairman, at 7:00 p.m.

Attendance: Stephen Thomson, Frank Marsh, Niki Mahoney and Charlie Estes

Public Audience – None

The Chairman called to consider old business.

- Minutes of the previous meeting(s) December 10th, 2020 were approved as presented.
- The Secretary will present a draft of the Town of Hill ZBA Rules and Procedures for review before the Meeting to be held in February, 2021.
- Steve Thomson and Charles Estes informed the ZBA members of a meeting of the Selectman that they attended, as concerned citizens of the community, to discuss matters of concern regarding the conduct of Bob Helmers as the Chairman of the Planning, holding meetings without a quorum and conducting business of the PB without the participation of the Board. As the ZBA Chairman and Secretary, the issue of the missing Zoning Map (in the possession of Bob Helmers) and his direct contact on behalf of the PB without their participation to an applicant to the ZBA was considered out of line. The Selectmen took it under advisement, again.
- The Board had received and voted to accept an application for a Special Exception for a “Commercial (15+) Dog Kennel” submitted by the land owner/resident at 9 Borough Rd, Hill NH Tax Map R15 Lot 02 (Rural Residential District). The Board was advised that after consideration, the matter is a State Licensing issue. The applicant did not require a special exception. Instructions to the applicant regarding a Public Hearing and Certified mail were inaccurate. The application was withdrawn and the matter was resolved appropriately with the State of N.H. Department of Agriculture.

New Business –

- The Board received a letter on 01/14 that had been mailed to the attention of the Zoning Board. The Letter was previously opened and was dated January 04th, 2021. Frank Marsh wants to know who opened the letter and by what authority was a letter to the ZBA opened by someone else? The letter outlined was a concern between neighboring residence. The matter will be resolved by a response from the ZBA. (Secretary to draft a letter for approval)
- The ZBA reviewed and discussed the Planning Board Minutes for the previous 12 months (8 meetings in 12 months) The discussion ensued related to issues involving the Zoning Ordinance then quickly turned to concern of the number of meeting without a quorum and illegitimate minutes of meetings that did not occur.
 - a) January 2020, 2 members (insufficient quorum), Bob Helmers produced minutes for a meeting he was not in attendance. (15 mins)
 - b) Feb. 2020 2 members (insufficient quorum), Bob Helmers held a preliminary Consultation for a land subdivision. (45 mins)

- c) July 2020, Bob Helmers proceeded with a Public hearing that was not properly noticed pursuant to NH RSA and Town Regulations. There was no formal acceptance of an application. The minutes reflect emails discussions between Helmers and an abutter to the Public hearing that are not included in the minutes or made available at the public hearing. The July minutes make reference to two matters currently before the ZBA and Selectmen's Board which the planning board may also be involved but there is no mention to what those matters were. (6 months between meetings)
- d) August 2020 Helmers drafted minutes for a meeting that did not occur.
- e) September 17, 2020 (insufficient quorum), Bob Helmers entertained a discussion with a resident and reviewed materials without the presence of a board.
- f) September 24, 2020 (Special Meeting) Minutes of previous meetings approved by the board. Helmers addressed issue with an applicant involving Zoning Regulation and advised of a requirement of a special exception. (No Notice given to the ZBA)
- g) October 15, 2020. Helmers finally wants to correct Zoning Ordinances that the ZBA has been raising concerns about for nearly 3 years. To Date - This is the only legitimate meeting of the PB all year under Bob Helmers as Chairman.
- h) November 11, 2020 2nd legitimate meeting. (attended by the ZBA)

The board discussed the conduct of Bob Helmers. The Board discussed the number or irregularities the Town has faced in Land Use Board processes and procedures that has resulted in civil suits. The Board opines that several issues residents have been confronted with are due to mismanagement of the Planning Board.

→ Charles Estes made a motion to draft a letter to the Selectmen raising a formal complaint of Misconduct of Bob Helmers and seek to have the Selectmen require Helmers he step down as Chairman at the end of his term in February 2021 and not seek re-election. The Motion passed unanimously - The Board believes the Town would benefit under the management of a new Chairman. In the alternative, the matter may be escalated to the Office of Attorney General for review and consideration. (the Secretary will Draft a letter for review prior to release)

Having no other business - the meeting adjourned at 8:40PM.

Respectfully Submitted,

Charlie Estes,
Secretary ZBA