



**** DRAFT ****

Hill ZBA

Meeting Minutes

December 08, 2022

Regularly Scheduled In-Person Meeting

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

Attendance: Stephen Thomson, Charlie Estes, Frank Marsh, Dave Park and Stephen Arruda

Public Audience – Jeffery & Jane Beach and their son Travis Beach.

Old Business – Minutes of the previous meeting – A Motion was made to table board business until after the public attendees could be addressed. Motion passed.

New Business – Mr. and Mrs. Beach appeared with their son Travis to bring forward an application for a Variance. Before accepting an application, the board engaged the Beaches in preliminary consultation regarding the purpose(s) and procedure surrounding seeking a variance from the zoning ordinance. The Beach family explained it was recommended that they seek a variance to address a minimal frontage issue. After further consultation, it was determined that a Variance is not the proper administrative remedy to comply with the zoning ordinance. The Beaches were encouraged to contact their surveyor to properly address their needs and then return to the planning board with updated documents.

The board received an Appeal of Administrative Decision submitted by August "Red" and Maria Merker pursuant to the denial of a building permit on the lot located on Bunker Hill Road. The Secretary of the Board will combine the previously submitted application for variance and the Appeal to form a complete submission. The board took into consideration terms found in support resources referring to things that need to be considered such as "reasonableness," "timely," and "factors requiring consideration." After discussion, the board approved to accept the appeal and Schedule a Public hearing. The Hearing will be held Thursday January 12th, 2023 at 7 p.m. Public notice(s) will be posted timely.

The Board discussed again requesting the Selectmen host a workshop to address recommendations and the Executive Assistant providing information, that appears to be advisory, from the Town of Hill that is erroneous or inaccurate advise or recommendation.

Chairman Thomson made a motion to approve previous minutes including the letter to the Selectmen's office . The motion was seconded by Charles Estes. The Motion passed unanimously.

Having no other business - the meeting Adjourned at 7:50 PM.

Respectfully Submitted,
Charlie Estes, Secretary ZBA