

MINUTES
ZONING BOARD OF ADJUSTMENT
TOWN OF PETERBOROUGH
Monday, July 6, 2020 – 6:30 p.m.
Peterborough, New Hampshire

Present: Sharon Monahan, Loretta Laurenitis, Peter LaRoche, Peggy Leedberg and Don Selby

Staff Present: Laura Norton and Danica Melone, Office of Community Development and Tim Herlihy, Code Officer and ZBA Liaison

Chair Monahan called the meeting to order at 6:30 p.m. She welcomed the Members and audience to the regularly scheduled ZBA meeting for July 2020.

Chair Monahan then read a checklist to ensure meetings are compliant with the Right-to-Know Law during the State of Emergency declared by Governor Sununu (Emergency Order #12, pursuant to Executive Order 2020-04) “which authorizes this public body to meet electronically.” It was noted the “Zoom” platform was being used for the meeting which would allow all individuals to communicate contemporaneously throughout the meeting by using the assigned meeting identification.

Chair Monahan then requested a roll call asking each Member to introduce themselves as a regular member or an alternate and whether they were alone or with other individuals at their Zoom station. Each Member complied and each Member was alone at their stations.

Minutes: A motion was made/seconded (Monahan/Leedberg) to approve the Minutes of June 1, 2020 as written with a roll call and all in favor.

A motion was made/seconded (Monahan/Leedberg) to approve the Minutes of June 15, 2020 as written with a roll call and all in favor.

A motion was made/seconded (Monahan/Leedberg) to approve the Minutes of June 22, 2020 as written with a roll call and all in favor.

Chair Monahan noted the next order of Business was to appoint Mr. Selby to sit for the continued case.

Continuation of Case No. 1261 Charles and Carolyn Hough: Request for a Variance to allow the property to host a limited number of events each year at their Bed & Breakfast as regulated by the zoning ordinance in Article II, Section 245-6.A. The property is located at 226 Wilton Road, Parcel No. U001-010-000, in the Family District.

Chair Monahan noted “this application was amended on June 26, 2020 from seeking a Variance to allow events at the Bed & Breakfast to a Variance to allow events at a lodging establishment in the Family District.”

It was noted that the re-notice for the amendment was mailed (via certified mail) to *abutters* and posted on the *town website* as well as the town’s *public notice boards* on June 26, 2020. The re-notice was also sent for publication in the local newspaper on June 26th for the July 2, 2020 edition.

Chair Monahan went on to note the ZBA’s Rules of Procedure stipulated notification of public hearings be published in the newspaper of record not less than *ten days* before the scheduled hearing. She noted that on the advice of town counsel “the state statute requires *five days*, excluding the day of publication.” She told the Members “the electronic version of the newspaper comes out the evening before the printed edition (which was July 1, 2020) so we are within the requirements of the statute but we’ll need to vote on the modification of our 10-day notification requirement per our Rules of Procedure.”

Mr. Herlihy interjected a clarification noting the Board should vote to accept both the amendment for the Variance and the 5-day notification of the public notice.

Ms. Leedberg asked if the amendment to the Variance was stated in the both the public notice and the abutter notifications (it was) adding “I had some problems with the wording of the amendment.” She then asked, “so the amendment is to change the Bed & Breakfast establishment to an Inn-type establishment?” “That is correct” replied Mr. Herlihy. “And also that it was adequately noticed” interjected Chair Monahan.

A motion was made/seconded (Monahan/LaRoche) to approve the amendment to a Variance request submitted by Charles and Carolyn Hough on June 26, 2020 *as well as* its posting per state statute with a roll call vote with all in favor but Ms. Leedberg.

Mr. Herlihy told the Members the Houghs had requested a continuance of their Variance request so that they may better prepare their presentation.

A motion was made/seconded (Monahan/Leedberg) to continue Case No. 1261 Charles and Carolyn Hough to a date and time certain of August 3, 2020 at 6:30 p.m. via the Zoom Platform with a roll call vote with all in favor.

Mrs. Hough thanked the Board for a continuance without prejudice noting additional time needed to review details and present a “more detailed and coherent presentation that will lead to more information and a greater dialect for the August meeting.”

The meeting adjourned at 6:55 p.m.

Next Meeting:

August 3, 2020

Respectfully submitted,

Laura Norton
Office of Community Development