ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment consists of five elected members and up to five alternates appointed by the Board as authorized under RSA 673:6. The Board holds public hearings for appeals on the first Monday of each month in the Select Board Meeting Room of the Town House beginning at 6:30 p.m. Applications may be obtained in the Office of Building and Planning and staff members are available to answer questions and provide assistance. Laura Norton is the Administrative Assistant, Tim Herlihy is the Code Enforcement Officer and ZBA liason, and Danica Melone is the Town Planner. Hearing Notices, applications and related documents, minutes and decisions are a matter of public record and may be examined at the Town House during business hours and are often available on line. All hearings and meetings are open to the public.

In 2022 the Board of Adjustments acted on 9 cases: Seven Variance cases were granted, one Special Exception case was granted, and one Special Exception and Appeal of an Administrative Decision application was denied. Other Zoning Board of Adjustment meetings in 2022 were for Training and to finalize the update of the ZBA's Rules of Procedure.

The ZBA acts as a "constitutional safety valve," and provides the necessary flexibility to ensure that the ordinance is applied equitably to all property. The ZBA has the authority to act in four separate and distinct categories: Appeal from an Administrative Decision; Approval of Special Exception; Grant of Variance; and Grants of Equitable Waivers of Dimensional Requirements. Unusual features of topography, odd shaped lots, and non-conforming lots and uses are examples of conditions that require that some flexibility be provided to ensure the landowner's use and enjoyment of their property. The ZBA represents the public interest (or the"will of the people") as embodied in the zoning ordinance. The Board assumes the validity of thetown ordinance, which voters approved by majority vote at the polls. The ZBA does not make decisions based on how many members of the public are opposed to, or in favor of, a particular application. Instead, the ZBA decides cases based on whether specific standards (criteria), delineated either in the ordinance or in state statute, are met.

Respectfully submitted,

Sharon Monahan, Chair

Board Members	**Expiration of Term**
Sharon Monahan, Chair	2025
C. Peter LaRoche	2023
Loretta Laurenitis	2024
Margaret "Peggy" Leedberg, Vice Chair	2023
Donald Selby	2024
James Van Valkenburgh, Alternate	resigned 2022
Christopher DiLoretto, Alternate	2024
Jonah Wheeler	2025