

1 **Town of Fitzwilliam**
2 **Zoning Board of Adjustment**
3 **Meeting Minutes**
4 **Tuesday, August 13, 2019**

5
6 Members present: Gretchen Wittenborg, Chairman, Chad Beede, Dan Sutton, Alternate, Susan
7 Massin, Dan Baker, Selectmen's representative.

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9 Others present: Fred Wilkinson

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11 Call to Order at 7:03PM

12 The chairman said she would like to hold off approval of minutes of June 11 and July 9 meetings
13 until the full Board can review them carefully. Wittenborg moved, Baker seconded and the
14 Board agreed to set aside action on those minutes.

15 Wittenborg noted that the Zoning Board is a judicial board that just completed adjudicating a
16 complicated case involving both a variance and a special exception, which underscored the need
17 for a review and update of the current zoning ordinances, clarifying them and bringing them into
18 compliance with updated state RSA's.

19 Wittenborg noted that it is time to elect officers of the Board. Sutton moved, Beede seconded
20 and the Board voted to postpone the vote for officers until the full board is available to
21 participate.

22 Baker said the Selectmen are discussing the need to rewrite the zoning ordinances. Wittenborg
23 said she and the Planning Board chairman, Suzanne Gray met with the Selectmen to discuss
24 rewriting the zoning ordinances.

25 Wittenborg asked if Board members would consider meeting in between regularly scheduled
26 ZBA meetings to work on zoning ordinances. She offered copies of zoning ordinances from
27 several other NH towns, noting that no other town has revised their ordinances wholesale, and
28 many were written by Land Use attorneys.

29 There was discussion about several zoning ordinances that need updating, based on cases that
30 have come before the ZBA including development of residential properties and accessory use
31 regulations. Wittenborg noted that the ground water protection regulations have not yet been
32 incorporated in the zoning ordinance.

33 Beede suggested the Zoning Board review the current zoning ordinances to underscore the need
34 for a zoning ordinance rewrite, adding that this review would produce a document for the Board
35 of Selectmen and Planning Board, and perhaps voters via petitioned articles. Massin suggested

36 perhaps reviewing past ZBA decisions that were based on the current zoning ordinance would be
37 helpful in updating the ordinances.

38 Wittenborg noted that the town Master Plan has not been updated recently leading to concern
39 and frustration regarding conflicts with the current zoning ordinance.

40 The Board chairman will contact SWRPC for guidance/assistance in updating the town zoning
41 ordinance.

42 Meeting adjourned at 8:00 PM.

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44 **Approved December 10, 2019**

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