

**Wolfeboro Zoning Board of Adjustment**  
**9 November 2020**  
**7:00pm**  
**The Great Hall at Town Hall**  
**Meeting Minutes**

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order #2020-04, this Board is authorized to meet electronically. **However, the Zoning Board of Adjustment has jointly decided to proceed with a 'hybrid' meeting format allowing for members of the public and Board to attend and participate in the meeting in-person or virtually.**

In accordance with RSA 91-A: 2, III, the Board has one member joining the meeting remotely, which a public body has the authorization to allow.

At this time I would like to take a roll-call vote of ALL members present. For those participating virtually, please indicate why your attendance is not reasonably practical and if you have any other individuals present in the room with you.

**Members Present:** Luke Freudenberg, Chairman; Sarah Silk, Vice Chairman; Tim Cronin, Clerk; Audrey Cline, Member Remotely

**Members Excused:** Suzanne Ryan, Member; Dave Senecal, Alternate

**Staff Present:** Tavis Austin, Director of Planning & Development

Votes taken during this meeting will be via roll call vote for all members.

**I. Call to Order:** The meeting was called to order at 7:02 pm. A quorum was present.

**Introduction:**

Luke Freudenberg introduced and welcomed Tavis Austin, the new Planning Director for the Town of Wolfeboro.

**II. Public Hearings:**

**Tax Map # 217-22, Case # 16-SE-20**

**Applicant: Matthew & Taylor Sharp** - Public Hearing for a Special Exception

under Chapter 175, Section 145(B) of the Wolfeboro Planning & Zoning Ordinance to allow for the conversion of a commercial unit to an additional residential unit which would exceed the permitted lot density in the C-1 Central Business District. Property is located at 57 Mill Street.

Luke Freudenberg reported that the Board received an email today, Monday November 9, 2020, informing that the applicant is withdrawing the application for a special exception via Case #16-SE-20.

### **III. Approval of 2021 ZBA Meeting Calendar:**

Luke Freudenberg then opened up for Board discussion the meeting dates for the 2021 calendar of the Zoning Board of Adjustment. Sarah Silk identified two dates (July 12, 2021 and September 13, 2021) on which another Town board also has a scheduled meeting and noted that she is on that board as well. Sarah Silk respectfully requested that the Zoning Board of Adjustment not meet on those dates and instead meet on the following Mondays, July 19, 2021 and September 20, 2021, respectively.

Tim Cronin and Luke Freudenberg stated they had no objection to those changes.

**Sarah Silk made a motion, and Luke Freudenberg seconded, to change the July 12, 2021 meeting date to July 19, 2021 and the September 13, 2021 meeting date to September 20, 2021. These would be the only changes to the Zoning Board of Adjustment meeting schedule for 2021. Luke Freudenberg, Tim Cronin, Sarah Silk and Audrey Cline assented to the motion.**

### **IV. Consideration of Minutes:**

Sarah Silk noted that minutes should reflect the titles of Zoning Board of Adjustment members on the minutes. Tim Cronin noted that under "Members Present", the minutes should reflect that he did not have anyone present with him while attending remotely.

**Sarah Silk made a motion, and Tim Cronin seconded, to accept the minutes of the September 14, 2020 Zoning Board of Adjustment minutes as amended. Roll call vote: Tim Cronin - yes; Sarah Silk - yes; Audrey Cline - yes; Luke Freudenberg - yes. Minutes were approved, as amended.**

### **V. Adjournment:**

**Sarah Silk made a motion, which was seconded by Tim Cronin, to adjourn the meeting. Roll Call vote: Tim Cronin - yes; Sarah Silk - yes; Audrey Cline - yes; Luke Freudenberg - yes. Vote was unanimous.**

Meeting was adjourned at 7:11 pm.

Respectfully submitted

Mary Jane Shelton

Recording Assistant