

**TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT
March 6, 2023
DRAFT MINUTES**

Acting Chair Suzanne Ryan called the meeting to order at the Great Hall, Wolfeboro Town Hall at 7:00 pm. She noted she is sitting in for Audrey Cline who has stepped down.

I. Roll Call

Members Present: Suzanne Ryan, Acting Chair, Luke Freudenberg, Sarah Silk, Tim Cronin, Members, Chuck Sumner, Cate McMahon (arrived at 7:04 pm), Alternates.

Members Absent: Audrey Cline, Chair (excused), Nancy Stroman, Alternate (excused).

Staff Present: Tavis Austin, Director of Planning and Development, Lee Ann Hendrickson, Administrative Secretary (remote).

II. Public Hearing

Audrey Cline

Case #01-AAD-23

Tax Map #187-19

Suzanne Ryan stated ZBA counsel, Christine Fillmore Johnson, is available should the Board need her.

Tim Cronin, Clerk, read the legal notice as follows; "348 North Main Street, Tax Map #187-19, Case #01-AAD-23, Appeal of Administrative Decision of the Planning Board from December from December 20, 2022 for proposed zoning amendments Article 9, Amendment No. 8 as printed in the 12/20/2022 Town of Wolfeboro proposed zoning amendments in a formal submission."

Suzanne Ryan stated the ZBA had a non-meeting with counsel and both counsel and the Board has had the opportunity to review additional information submitted by the applicant pertaining to the appeal from the administrative decision of the Planning Board and its interpretation of the Zoning Ordinance. She stated the only question at this juncture is to determine whether the Board has the powers and authority under RSA 676:5 and 674:33 to take jurisdiction of Case #01-AAD-23.

Suzanne Ryan noted that Cate McMahon, Alternate Member, arrived to the meeting (7:04 pm).

Sarah Silk stated that based on the Board's discussion with counsel it seems clear there is no standing with the applicant and the Board does not have jurisdiction.

Suzanne Ryan requested a motion and a roll call vote.

It was moved by Luke Freudenberg that the Wolfeboro Zoning Board of Adjustment does not have jurisdiction to hear Case #01-AAD-23, Appeal of Administrative Decision of the Planning Board from December 20, 2022 for proposed zoning amendments and therefore, the application for appeal is denied. Tim Cronin seconded. Roll call vote: Sarah Silk – yes, Luke Freudenberg – yes, Tim Cronin – yes, Suzanne Ryan – yes, Chuck Sumner – yes, Cate McMahon – yes. The motion passed unanimously (6-0).

III. Unfinished Business

None.

IV. New Business

ZBA Work Session scheduled for March 23.

V. Approval of Minutes

February 6, 2023

Corrections: Page 1, Public Hearings, 5th paragraph; change “uniquity” to “uniqueness”
Page 1, Roll Call; change to “Call to Order”

It was moved by Suzanne Ryan and seconded by Luke Freudenberg to approve the February 6, 2023 Zoning Board of Adjustment minutes as amended. Suzanne Ryan, Sarah Silk, Luke Freudenberg, Chuck Sumner, Cate McMahon voted in favor. Tim Cronin abstained. The motion passed (5-0-1).

VI. Communications and Miscellaneous

None.

VII. Motion to Adjourn

Tim Cronin stated he submitted his resignation a couple of months ago and thanked the voters of Wolfeboro for giving him the opportunity to serve for the past 6 years. He noted he is leaving his position to care for his parents.

It was moved by Luke Freudenberg and seconded by Tim Cronin to adjourn the March 6, 2023 Zoning Board of Adjustment meeting. All members voted in favor. The motion passed.

There being no further business before the Board, the meeting adjourned at 7:09 pm.

Respectfully Submitted,

Lee Ann Hendrickson

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