**Minutes for Zoning Board of Adjustment**

**July 27, 2022**

Meeting call to order at 7:00 PM

* Members Present: Gary Carney, chairmen, Mark Florence, Andrew Hatch, and Linda Marshall
* Visitors: Ben Lewis, Nancy Caruso
* Minutes: Hatch approved the meeting minutes, of June 29, 2022, Carney second all voted in favor.

* Carney; Please note the Zoning Board of Adjustments by law applicant needs 3 out of 4 members to vote to pass or deny. Asking Lewis and Caruso if they would like to move forward or continue until we have a full board.

Lewis, and Caruso: No, we would like to continue without a full board.

Florence: Moved to approve Gary Carney as chair of the Zoning Board of Adjustment until March 2023, Marshall second all voted in favor.

Marshall: Moved to approve Mark Florence as Vice Chair until March 2023. Carney second all voted in favor.

Gary introduced a Draft Notice of Decision that Florence, (board member) would like to adopt formally to use immediately

Florence: Handed out the draft document and used Caruso’s Public Hearing on June 29th as an example of how this form could work for clarifying the decision-making. This form reviews all 5 criteria and explained the Chair of the board would be responsible to complete.

Hatch: Clarified the documentation presented is still a vote on all 5 criteria’s as a whole not voting individually.

Florence: yes, and in the future, if the board feels they would like to change each criteria we can amend the form, it’s just seems more transparent.

Carney: moved to approve the draft Notice of Decision for tonight’s rehearing appeal and future Zoning Board appeals. Hatch second all voted in favor.

Rehearing appeal request Re: Nancy Caruso Tm. # 20-138

Florence: Handed out a copy of the draft Notice of Decision and reviewed each criteria, concluding that the request of re-hearing should be granted due to the board overseeing the # 7 of the draft. Re: Substantial justice and diminution of property values not addressed by the board. Therefore the board may address these issues in its August rehearing.

Florence: Any rejections or concerns? Board, Caruso, and Lewis had no concerns.

Hatch moved to approve the re-hearing for Caruso, and remove the draft from the Notice of Decision. Marshall second all voted in favor.

Carney: Rehearing scheduled for August 31, 2022.

Carney moved to adjourn the public meeting at 8:01 pm Florence second all voted in favor.

The board had further discussion regarding the Housing Appeal Board, and to attend one of the board's hearings.

Meeting adjourned at 8:30 PM.

Respectively submitted,

Deborah DeFosse