

Town of Cornish, New Hampshire
Zoning Board of Adjustment
PUBLIC HEARING MINUTES
June 17, 2024

The Zoning Board of Adjustment met on Monday, June 17, 2024 at 6:30pm at the Cornish Town Hall to hear Case 24-01, Derek Antonioni for a Special Exception.

Present for the ZBA: Michael Fuerst, Kate Freeland, Merilynn Bourne, Kerry Osgood, David Haseman, Karim Chichakly

Present for the Applicant: Derek Antonioni, Emily Hackert

Present for the Public: Fred Weld, Jim Cutler, Maynard White. Jennifer Grimes, Leo Maslan

Michael Fuerst, ZBA Chair, called the meeting to order at 6:31pm.

Merilynn Bourne, Clerk, provided the Board with the invoice for the Hearing which was then provided to Mr. Antonioni. The fee being paid in full, the Clerk read the Notice of Hearing and announced the date of publishing in the Valley News as well as the dates of public posting. The Clerk then reported on Certified Notices sent to all abutters as well as the fact that all receipts were returned.

Michael then opened the Hearing and reported that an abutter was missed in the Certified Mailing of Notice so the hearing can not go forward at this time. Michael stated that we could continue the hearing. The case was opened to discuss the missing abutter notice. Under article IV, section c,19. Karim Chichakly moved to continue the Antonioni Hearing, seconded by Merilynn Bourne. The vote was in the affirmative by all members present. The hearing will be continued to Thursday, June 27th at 6:30pm.

The Chair stated that the next order of business was a vote to approve minutes from the December hearings. Merilynn moved to approve the December minutes, seconded by David Haseman. Michael Fuerst abstained from the vote as he abstained from sitting at those hearings. The motion to approve passed.

Michael then discussed the need to update the Ordinance regarding the meaning of "Abutters". The Cornish Ordinance should match the State of New Hampshire's meaning of "Abutter" and at the present, it does not.

Karim Chichakly made the motion to amend Town of Cornish Zoning Board of Adjustment Rules of Procedure "Application/Decision", Section 3. "Public Notice", Subsection "c", by deleting the first sentence and replacing with the following:

"Personal notice to all abutters shall be made by certified mail return receipt requested.

Under N.H. RSA 672:3, "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under

consideration by the local land use board. “ The motion to amend was seconded by David Haseman. The motion to amend passed without dissention.

Karim then recommended an update to all ZBA applications. Add “Sub-section” after “Article” and “Section” to further identify the need for a Special Exception, etc. All agreed and Merilynn will make the change and forward it to the Town Office and to the Town Web site administrator.

Kate Freeland asked a hypothetical question regarding two lots. Are they to be seen as “one” or as two separate lots? Michael replied that the language of a deed would make that clear. Kate asked a second hypothetical regarding dimensional standards, followed by a conversation about merged lots.

There being no further business, Merilynn moved to adjourn, seconded by David Haseman.

Meeting adjourned at 7:09

Respectfully submitted,

Merilynn Bourne
ZBA Clerk