

Report of the Zoning Board of Adjustment

Purpose of the Zoning Board of Adjustment

The purpose of the Zoning Board of Adjustment is to hear and make decisions relative to Appeals from Administrative Decisions, Special Exceptions, Variances and Equitable Waivers of Dimensional Requirements. Appeals for a rehearing are also part of the Board's responsibility.

Applications, Public Hearings, Site Visits and Decisions:

Each zoning application is carefully reviewed and considered by the Zoning Board of Adjustment Members. The Board typically meets at least three (3) times for each application request.

1. First there is a duly noticed Public Hearing held at the Fremont Town Hall. This Public Hearing gives the applicant the opportunity to present his/her case and for Board Members, the public and abutters to become informed of the applicants request and to ask questions and convey any concerns. Continuation dates are usually chosen by the Board at this Public Hearing for a Site Visit and to resume the meeting at the Town Hall.
2. The Site Visit is helpful in that it allows the Members to visualize how the request might fit to the property and terrain.
3. Back to the Town Hall to continue the application presentation and for a possible decision.
4. Sometimes, depending on the scope of the case or time constraints, there can be further continuations of the Public Hearing before a decision is rendered.

Work Sessions:

In addition to hearing the cases that came before the Board, we held several "work sessions" on regularly scheduled meeting nights. The work sessions are an important learning curve for the Members of the Zoning Board of Adjustment because they allow for discussions and further understanding about the responsibilities and obligations of being a ZBA Member. The work sessions also give the Members a chance to discuss and review:

- The criteria for the forms of zoning relief including Variance, Special Exception, Equitable Waiver of Dimensional Requirements and Appeal From Administrative Decision. Each of these has a very legal and unique set of conditions and procedure.
- All legal updates to the Zoning Board of Adjustment.
- Recent court decisions and how they would, or could affect Fremont.

In 2012 the Zoning Board of Adjustment convened for a total of nine monthly meetings. There were three scheduled meetings that were not held due to lack of a quorum. Three requested actions were addressed and one site visit was conducted which resulted in the following actions.

Case #	Map / Parcel	Application	Final Status
12-001-A	Map 7 Lot 004	Special Exception	Granted
12-001-B	Map 7 Lot 004	Variance	Granted
12-001-C	Map 7 Lot 004	Variance	Granted

We are fortunate to have a Land Use Office that assures continuity between all the Land Use Boards including the ZBA, Planning Board and Conservation Commission. Special appreciation and acknowledgement goes to our Land Use Administrative Assistant Meredith Bolduc, who keeps us informed of all pertinent legal updates and changes that may affect the ZBA and Fremont. Meredith continues to keep the ZBA and the Land Use Office operating efficiently and effectively in a professional manner.

Our gratitude is extended to the Members who continue to volunteer their time and efforts to serve on the Town of Fremont Zoning Board of Adjustment. Their commitment and dedication to voluntarily serve the Town does not go unnoticed. Being a member of any Board takes a certain amount of commitment because members are expected to attend meetings on a regular basis. By the same token, alternate members are also expected to attend on a regular basis so they can be knowledgeable of the issues and be able to step in as a voting member when a regular member is absent.

Our thanks and appreciation is extended to Jack Baker who has served on the ZBA for many years and resigned in March when he moved to Maine. Jack's presence and dedication is sorely missed.

Current Members of the Fremont Zoning Board of Adjustment:

Chairman Douglas Andrew

Vice-Chairman Scott Boisvert

Member John (Jack) Downing

Alternate Member Meredith Bolduc

Please visit the ZBA page on the Fremont Town website for ongoing updates and information relative to the Zoning Ordinance, decisions, minutes and agendas.

If you have any questions, concerns or suggestions for the Zoning Board of Adjustment, or if you would like to participate by filling one of the available positions, please contact Meredith in the Land Use Office at 895-3200 x 17.

Respectfully submitted,

Douglas Andrew
Chairman