

**Zoning Board of Adjustment
Fuller Public Library
HILLSBOROUGH, NH
September 16, 2025**

DATE APPROVED: 11/10/25

TIME: 6:00 p.m. – 7:11 pm

CHAIRPERSON: Chairman Larry Baker

VICE CHAIRPERSON: Keith Cobbett

MEMBERS: David N. Fullerton, Shawn Kelley, Michael Schamel

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Frank Malinoski

EXCUSED: Keith Cobbett

Public Present: Gary Dionne

CALL TO ORDER:

Chairman Larry Baker called the meeting to order at 6:18 pm following the site walk at 6:00 pm
Frank Malinoski was appointed to sit for Keith Cobbett

Public Hearing

Variance

100 Jefferson Drive (Map 12A Lot 231)

Gary Dionne

Chairman Larry Baker asked the Board if they had any further questions or comments on the variance for the side setback.

Frank Malinoski asked who ensured that the building would be located no closer than 9ft from the property line.

Robyn Payson said that would be included in the building permit process.

Mr. Dionne said he already had the Building Inspector down to see that.

Michael Shamel asked if having a garage, a little bit bigger, is a hardship.

Chairman Larry Baker said hardship in this case is he doesn't have anywhere else on his property to reasonably locate the garage.

Frank Malinoski said the other side of the property is basically a ravine.

There was discussion about the applicant locating a business in the garage.

The property is in the Village Residential Zone so he would have to come back for another Variance to do that. Mr. Dionne has stated that the garage is strictly for his personal use and no business is to be conducted in the garage.

Dave Fullerton made a motion to approve the application.

Larry Baker closed the public hearing at 6:26pm

Dave Fullerton made a motion to approve the application with the agreement that the building will be no closer than 9ft from the property line. Shawn Kelley seconded the motion. The motion carried unanimously.

Findings of Fact

1. The building will be no closer than 9 ft from the side property line.
2. The benefit to the applicant is not outweighed by a loss to the public.
3. There was no other reasonable spot on this property to locate the garage.

Reconsideration of Variance

538 West Main Street
American Legion Post 59

Chairman Larry Baker said what should have happened was the Variance should have been denied because it was un-necessary.

Shawn Kelley made a motion to reconsider the decision made September 8, 2025 on the Variance request for an Animated Sign submitted by the American Legion Young and Richardson Post 59. Larry Baker seconded the motion. The motion carried unanimously.

Michael Shamel made a motion to deny the Variance request submitted by the American Legion Young & Richardson Post 59 to allow an “Animated Sign”. The Board voted unanimously that the sign would not be animated, and only static text would be displayed, the variance was denied because no variance was necessary.

Findings of Fact:

1. The owner of the property is the Executive Board of the American Legion Young and Richardson Post 59.
2. The property is located at 538 West Main Street.
3. The property is located in the Commercial Zone and the Village Residential Zone.
4. The variance was denied because it is not necessary. The sign in question, although it is electronic, is not considered an “Animated Sign” because it will not have any scrolling, fading or animation of pictures or text, therefore the sign is deemed a “Changeable Copy Sign.

Frank Malinoski seconded the motion. The motion carried unanimously.

ZBA Minutes September 16, 2025

There being no other business, Larry Baker made a motion to adjourn. Dave Fullerton seconded the motion.

Meeting adjourned at 6:35 pm

Respectfully Submitted,
Robyn Payson, Planning Director