

BOARD OF ADJUSTMENT BY-LAWS:**AUTHORITY:**

These By-laws are adopted under the authority of New Hampshire Revised Statutes Annotated, 1966, Chapter 676:1, with Supplements, and the Zoning Ordinance and Land Use Regulations of the Town of Windham, NH as amended from time to time.

OFFICERS:

The Board shall consist of five (5) members and up to five (5) alternates appointed by the Board of Selectmen.

1. A Chairperson shall be elected annually in the month of June by a majority vote of the Board. Said Chairman shall serve for one year and shall be eligible for re-election. He/she shall preside over meetings and hearings, appoint such committees as directed by the Board, and shall affix his/her signature in the name of the Board. The Staff Secretary may sign as Secretary for the Chairman.
2. A Vice-Chairperson shall be elected annually in the month of June by a majority vote of the Board. Said Vice-Chairperson shall serve for one year and shall be eligible for re-election. He/she shall preside over hearings and meetings in the absence of the Chairperson and shall have the full powers of the Chairman on matters which come before the Board during the absence of the Chairperson.
3. A Board Secretary shall be elected annually in the month of June by a majority vote of the Board. Said Board Secretary shall serve for one (1) year, and shall be eligible for re-election. The Board Secretary shall be responsible for maintaining a record of all meetings, transactions, and findings of the Board, in the absence of the Staff Secretary, and perform such other duties as the Board may direct.

MEETINGS:

1. Meetings of the Board shall be held in the Office of Planning and Development conference room, or other designated location, at 7:30 pm on the 2nd and 4th Tuesdays of each month and at other times upon the call of the Chairperson. The Chairperson may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board Secretary or Staff Secretary shall keep minutes of the proceedings showing the vote, indicating the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep the records of all the examinations and other official actions, all of which shall be immediately filed in the office of Planning and Development and shall be a public record.
2. A Quorum shall consist of three members, if a member disqualified himself/herself, or cannot act in a particular case, he/she shall notify the Chairperson who shall designate an alternate who shall have all the powers and duties of a regular member in regard to the appeal or appeals under consideration on which the regular member is unable to act.

3. The order of business for regular meetings shall be as follows:

- Roll call by the Chairperson.
- Disposition of appeals under consideration (i.e. continuance).
- Hearing of appeals.
- Deliberative session.
- Requests for reconsideration/re-hearing.
- Other business.
- Adjourn.

4. The conduct of the hearing of appeals shall be governed by the following rules:

- The Board Secretary shall read the application and report on the manner in which public notice and personal notice were given.
- The applicant or his/her designated representative shall be called to present his/her appeal.
- Those appearing in favor of the appeal shall be allowed to speak.
- Those in opposition shall be allowed to speak.
- The applicant shall be allowed to speak in rebuttal.
- The Chairperson shall present a summary setting forth the facts of the case and the claims made for each side. Opportunity shall be given for correction from the floor.
- The discussion on the appeal shall be declared closed.
- All documents submitted for the Board's consideration shall be dated and initialed by the Chairperson and kept as part of the record.

GENERAL RULES:

1. Members of the Board may ask questions at any point during testimony.
2. Any member of the Board, through the Chairperson, may request any party to the case to reappear.
3. Each person who appears shall be required to state his/her name and address, and indicate whether he/she is an abutter, a party to the case or an agent or counsel of a party to the case.
4. Any party to the case who desires to ask a question of another party must do so through the Chairperson.
5. Any person who desires to the compel the attendance of a witness shall present his/her request in writing, to the Chairperson, no later than three (3) days prior to the meeting.
6. The following are the duties of an alternate:
 - When an alternate is assigned to a case he/she has all the duties of a regular member.
 - Non-assigned alternate members of the Board may participate in the hearing of appeals, but shall not participate in the deliberative session, which shall be limited to regular members and designated alternates.

7. Tape recorders used to record the minutes of the meetings are for secretarial purposes only and tapes may be re-used after the minutes of the meeting have been approved.

APPEALS:

1. Appeals to the Board may be taken by any person aggrieved, or by an officer, department head, board or bureau of the municipality affected by any decision of the administrative officer.
2. Each application of an appeal shall be made on forms provided by the Board, and shall be presented to the Staff Secretary of the Board who shall sign and date all applications. The Staff Secretary will advise the Chairperson of the pending appeal and schedule it for discussion at the earliest possible date.
3. The Staff Secretary and the Code Enforcement Administrator and/or the Building Inspector shall review all applications for appeals for supporting documentation. Upon successful completion of all applications and acceptance of fees, the Staff Secretary shall post the time and date of the hearing.
4. The Board shall hear all cases within thirty (30) calendar days of acceptance of the petition unless the application agrees to a postponement.
5. The Board shall decide all cases within thirty (30) calendar days of the hearing. Notification of decisions shall be on a form provided by the Board and shall be sent to the applicant, Town Clerk, Office of Planning and Development, the Selectmen's Office, the Assessor, and published in a local newspaper.
6. Applications for re-hearing must be filed with the Staff Secretary or designee of the Board within twenty (20) days of the date of decision beginning the next working day the Office of Planning and Development is open to the public following the day the decision is rendered as per RSA 677:2&3 as amended by House Bill 1410 Chapter 16. The request for re-hearing will be presented to the Board for consideration at the next scheduled meeting.

FORMS:

1. All forms and revisions thereto shall be adopted by resolution and shall become part of the BY-LAWS. Said forms are herewith attached (Appendix A). Subsequent amendments of forms shall require the amendment process herein.

PUBLIC NOTICE:

1. Public notice of public hearings and each appeal shall be given in the newspaper of local distribution, and shall be posted at the Town Hall and the Office of Planning and Development not less than seven (7) days prior to the hearing, counting the day of posting and the day of hearing. Such notice shall include the name of the applicant, description of the property, action desired by the applicant, description of the Zoning Ordinance concerned, the type of appeal being made, and the time and place of the hearing.

PERSONAL NOTICE:

1. Personal notice shall be made by certified mail to owners of record of property abutting the property concerned. Notice shall also be given to the Office of Planning and Development, Town Clerk, and the Assessor. Said notice shall contain the same information as the public notice, and shall be made on forms provided for this purpose.
2. The applicant will be responsible for obtaining a proper list of abutters from the tax records at the Town Hall.

FEES:

1. There shall be a fee of \$35.00, plus \$3.50 per abutter, including applicant and any designated representative, paid to the Staff Secretary of the Board of the designee when filing the appeal.

AMENDMENT:

1. These By-laws may be amended by a majority vote of all regular and alternate members provided such an amendment is read at two (2) successive meetings and then is approved.

Approved -	January 10, 1989	Edward J. Milan, Chairman Board of Adjustment
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Amended -	June 1, 1992	Board of Selectmen
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Revised/Approved -	February, 1997	Jack Cartland, Chairperson Board of Adjustment
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Re-codified and affirmed by the Board of Selectmen - May 11, 1998

Charles E. McMahon
Douglass L. Barker
Carolyn B. Webber
Margaret M. Crisler
Galen A. Stearns
 Board of Selectmen