

Nottingham Zoning Board of Adjustment Meeting

Date: Tuesday, December 19, 2023

Un-Official Minutes

Members Present: Teresa Bascom; Chair, Terry Bonser; Vice-Chair, Kathy Mayo; Member, Robert Desrosiers; Alternate, Kevin Bassett; Alternate

Members Absent: Romeo Danaïs; Member, Bonnie Winona MacKinnon; Member

Others Present: Alana Kenney; Land Use Clerk, Barry Gier; Jones and Beach Engineers; John and Kathleen Noonan; Applicants, Linda Snyder; Abutter, John Morin; Abutter

Call To Order: The meeting was called to order at 7:00 p.m.

Mr. Desrosiers was seated and voting for Mr. Danaïs. Kevin Bassett was seated and voting for Ms. Winona MacKinnon.

Public Hearings

Case # 23-015 VA Noonan – 20 White’s Grove Rd

Application from Jones and Beach Engineers, Inc. on behalf of John and Kathleen Noonan requesting a variance from Article II, Section C.3.(a) of the Nottingham Zoning Ordinances in order to build a new construction home to replace an existing dwelling. Proposed setbacks for both the primary building and septic systems are less than what is stated in the Zoning Ordinances. The property is located at 20 White’s Grove Rd. in Nottingham, NH and is identified as Tax Map #63, Lot #52.

Mr. Gier came forward and gave a brief explanation of the variances the applicant was requesting relief from. He offered to read off the five criteria but did not need to since the board had already seen the submitted narrative.

Mrs. Bascom wanted to clarify the proposed setbacks which included 4.25 feet for the foundation, 3.25 feet for the eave, 15.5 feet for the septic tank, and 5.5 feet for the leach field. The normal required setbacks for non-conforming lots would be 20 feet for all.

Mr. Gier did explain that they would be reducing the impervious surfaces by removing the deck on the back of the house and replacing it with porous pavers.

Mr. Bassett requested clarification on the amount of square feet of the first floor. Mr. Gier explained it is 988 square feet. The proposed house is 38 feet x 26 feet.

Mr. Gier explained that they are reducing the overall impervious footprint including removing the shed along with installing the pavers.

Mr. Bassett confirmed that the proposed septic will basically be in the same position as the existing one and that the state will be required to approve that.

Mrs. Bascom opened up the public comment at 7:14 p.m.

Ms. Snyder of 18 White's Grove came forward to speak. She stated she also re-built a camp and understands and approves of the basic concept. Her concern was that the new two-story building could potentially cut off a large portion of her view of the lake from her front porch. She was hoping to see the roof design.

Ms. Bascom stated that the roof design is not the board's purview and therefore they have no say in that and do not have those plans anyway.

Ms. Snyder was also concerned with the septic being close to her well.

Ms. Mayo made the point that Ms. Snyder's property runs downhill. Mr. Bonser agreed that there would probably be no issue since the septic is above the water table.

Mr. Gier explained that there really isn't any room to shift. He stated that they are pulling the house back from the waterfront and from the side property lines.

Mr. Basset made the motion to approve Case # 23-015 VA Noonan – 20 White's Grove Rd as stated in the application. Mr. Bonser seconded the motion.

Before the vote, Mrs. Bascom read a letter from the Mr. and Mrs. Waters, of White's Grove Rd, who approved the request for variance as long as any damage to their property would be paid for by the applicant.

The motion passed by a vote of 5-0-0.

Ms. Bascom reminded them of the 30-day allowance for appeal.

Mrs. Bascom closed the public comment at 7:33 p.m.

Mrs. Bascom asked if everyone had a chance to review the 2024 calendar that Ms. Kenney sent out.

Mr. Bassett explained that he felt the joint meeting with the Planning Board was a bit one-sided. He wanted to see a different agenda with more openness. He explained that he felt a lot was going on at

the last joint meeting but not a lot got done. He was curious where the results of the ZBA's concerns were.

Ms. Bascom explained that she would be checking with the Planning Board about that and that it is up to the Planning Board to put their concerns on a warrant article for the voters to decide on.

Mr. Bonser made the motion to approve the 2024 meeting schedule as written. Ms. Mayo seconded the motion. The motion passed by a vote of 5-0-0.

Updates

Ms. Mayo went to a conference for New Hampshire ZBA members in October. She stated that she learned many things including important considerations for each case and some best practices to use.

Approval Of Minutes: 10/17/23

Ms. Mayo made the motion to approve the minutes from Tuesday, October 17th, 2023 as written. Mr. Bonser seconded the motion. The motion passed by a vote of 5-0-0.

Mr. Bonser made the motion to adjourn. Mr. Desrosiers seconded the motion. The motion passed by a vote of 5-0-0.

The meeting was adjourned at 7:54 p.m.

Transcribed per video.

Respectfully Submitted,

Alana J. Kenney