



Nottingham Zoning Board

Agenda

Tuesday, August 15, 2023

7:00 PM Conference Room #1, Town Office Building

I. Call to Order

II. Public Hearings

A. Case # 23-008 VA Stephens – 36 White’s Grove Rd (Cont'd)

Application from Cindy A. and Dennis H. Stephens requesting a variance from Article II, Section C.3.(a) and Article II, Section C.6. of the Nottingham Zoning Ordinance to permit the building of a replacement residential structure with less than the minimum 20 foot setback on two property lines and exceeding the maximum building height of 34 feet. The property is located at 36 White’s Grove Rd. in Nottingham, NH and is identified as Tax Map #63, Lot #61.

B. Case # 23-010 VA Fiorenza – 28 Cove Rd.

Application from Richard Fiorenza Jr. requesting a variance from Article II, Section C.3.(a) of the Nottingham Zoning Ordinances in order to build a new construction home. 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 28 Cove Rd. in Nottingham, NH and is identified as Tax Map #68, Lot #73.

C. Case # 23-011 VA Janas – 63 Lakeview Dr.

Application from Jones & Beach Engineers, Inc. on behalf of Joe Janas requesting a variance from Article II, Section C.3.(a) of the Nottingham Zoning Ordinance to allow the reconstruction of a single-family home. The proposed setbacks for the new home are less than the 20 foot requirement between property lines or water’s edge and primary use building, septic systems, and accessory buildings. The property is located at 63 Lakeview Drive in Nottingham, NH and is identified as Tax Map #68, Lot #73.

D. Case # 23-012 VA Residences At Fort Hill – Smoke St & Fort Hill Rd

Application from Berry Surveying & Engineering on behalf of Owl Ridge Builders and Frederick Fernald requesting a variance from Article IV, Section S.8.(a) of the Nottingham Zoning Ordinances to build an Open Space Development with lots having larger than the maximum lot sizing and less than the minimum frontage required. The property is located at Smoke Street and Fort Hill Road in Nottingham, NH and is identified as Tax Map #23, Lot #11.

E. Case # 23-013 VA Dowling – 99 Lakeview Dr

Application from Nancy Dowling requesting a variance from Article II, Section C.3.(a) of the Nottingham Zoning Ordinance to allow the construction of a deck that will infringe on the water line setback. The proposed deck will be 18 feet from the water line where the required setback is 20 feet. The property is located at 99 Lakeview Drive in Nottingham, NH and is identified as Tax Map #71, Lot #17.

III. Public Comment - *The Board cannot respond to comments made about specific properties, projects, or applications.*

IV. Other Business

Discussion of cancelling or moving September 19th meeting due to special election.

V. Select Board and Staff / Board Member Updates

VI. Approval of Minutes 7/18/2023

VII. Adjourn

This agenda is subject to change prior to the meeting date

Please direct questions to the Planning Office (603)734-4881 or plan.zone@nottingham-nh.gov

Documents can be found at: <https://www.nottingham-nh.gov/zoning-board-adjustment>

THE PUBLIC IS WELCOME TO ATTEND