

Nottingham Zoning Board of Adjustment Meeting
Date: Tuesday, March 19, 2024
Official Minutes

Members Present: Teresa Bascom; Chair, Terry Bonser; Vice-Chair, Bonnie Winona MacKinnon; Member, Kathy Mayo; Member, Romeo Danais; Member, Kevin Bassett; Alternate

Members Absent: Robert Desrosiers, Alternate

Others Present: Albert Alix; Applicant, John Harper; Applicant, Doreen Harper; Applicant, Michael Boulерice; Owner, Jessica Boulерice; Owner, Karen Decker

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

Election Of Officers

Romeo Danais made the motion to retain Teresa Bascom as the Chair of the ZBA. Terry Bonser seconded the motion. The motion passed by a vote of 5-0-0.

Kathy Mayo made the motion to retain Terry Bonser as the Vice-Chair of the ZBA. Romeo Danais seconded the motion. The motion passed by a vote of 5-0-0.

Public Hearings

Case # 24-001 VA Harper – 57 Shore Drive

Application from John and Doreen Harper requesting a variance from Article II, Section C.3.(a) of the Nottingham Zoning Ordinances in order to repair a garage and install a new septic system. The proposed setback for the garage is 11.5 feet where 20 feet is required. The proposed setback for the septic tank and field is 8.2 feet where 20 feet is required. The property is located at 57 Shore Drive in Nottingham, NH and is identified as Tax Map #68, Lot #38.

Mr. Harper explained that they would like to install a new septic system as well as moving the stairs to the garage and also lift the garage two (2) feet. He explained that the new, modern septic system would be more environmentally friendly in the area of the lake. He also explained that improving the garage would make it safer and more visually appealing.

Mr. Harper explained that there would be a bathroom installed in the second floor of the garage. There was also discussion about how he would get the construction vehicles to his property. Mr. Harper explained that they would be moving stones and using the area to the right of the garage as

a temporary construction access. He stated that if they chose to turn that area into a driveway in the future, he is aware of the requirement and would come to the town for a driveway permit.

Kathy Mayo made the motion to approve Case # 24-001 VA Harper – 57 Shore Drive as written with the stipulation that the pathway next to the garage will be returned to its original condition after installation and construction are complete. Terry Bonser seconded the motion. The motion passed by a vote of 5-0-0.

Case # 24-002 SE Boulerice – 1 Sutton St

Application from Albert Alix on behalf of Michael and Jessica Boulerice requesting a Special Exception from Article II, Section C.3.(a) of the Nottingham Zoning Ordinances in order to install a new garage with a proposed side setback of 21.4 feet where a 50 foot setback is required. The property is located at 1 Sutton St in Nottingham, NH and is identified as Tax Map #7, Lot #2N-10.

Mr. Alix explained that the new garage would provide an out of sight, out of weather area for vehicles and materials. It would be difficult to construct the garage attached to the house in any other area due to the location of the well and septic leach field. He explained that eight (8) of the ten (10) houses on the street have garages and therefore, would fit the neighborhood. Mr. Alix stated that only storage space would be added above the garage; no living space.

Bonnie Winona MacKinnon made the motion to accept Case # 24-002 SE Boulerice – 1 Sutton St. as presented. Romeo Danais seconded the motion. The motion passed by a vote of 5-0-0.

No Public Comment

Approval Of Minutes: 12/19/23

Kevin Bassett made the motion to approve the minutes from December 19th, 2023. Mr. Bonser seconded the motion. The motion passed by a vote of 5-0-0.

Terry Bonser made the motion to adjourn. Romeo Danais seconded the motion. The motion passed by a vote of 5-0-0.

The meeting was adjourned at 7:34 p.m.

Transcribed per video.

Respectfully Submitted,

Alana J. Kenney