

Nottingham
Zoning Board of Adjustment
March 21, 2017

Approved May 2, 2017

Members Present: Mike Russo, Chair; Bonnie Winona-MacKinnon, Vice- Chair; Teresa Bascom; Peter White; Kevin Bassett, Alternate (Abutter in audience)

Members Absent: Terry Bonser; Kathy Bowse, Alternate

Others Present: JoAnna Arendarczyk, Land Use Clerk; Shawn Cahill, Land Owner; Caroline Szafran, Land Owner; Stacy Long, Land Owner; Francis Bruton, Attorney; Rick Morrissey, Abutter; Marc & Wanda Dole, Abutter; Daniel O'Lone, Surveyor Berry Surveying & Engineering; Victor Maslov, Abutter; Robert & Chris Almon, Abutter; Ernest & Charlene Salois, Abutter; Gayle Kenney, Abutter; Harriet Hewitt, Abutter;

Call to order: 7:00pm

Public Hearing

Public Hearing Opened: 7:03pm

Case 17-001-VA

Application from Caroline J. Szafran Revocable Trust requesting a Variance from Article II Section C (1) (a) of the Zoning Ordinance to permit a two (2) lot subdivision on a private road. The property is located at 121 Raymond Road in Nottingham, NH and is identified as Tax Map68 Lot10

FX Bruton, Attorney in Dover, NH represented Caroline Szafran Revocable Trust. He informed the Board of the plan to create two (2) large lots, approximately twelve (12) acres each, from (1) large lot. The will be one (1) single family home on each lot. The plan is for Shawn Cahill and Stacey Long, Caroline Szafran's children, to build their homes there. Attorney Bruton reviewed the facts supporting the request. (File)

The Board expressed a concern with the space between the two proposed lots. Attorney Bruton stated that the separation from the two lots is about 100' and could be used for emergency access if the remaining large lot is further subdivided. However, future development is not the topic before the Board at this time and if it is a plan the applicant(s) would need to gain another Variance for frontage on a Class 6 Road. This is not creating anything new that doesn't already exist as a potential threat.

The Board questioned why the proposed lot closest to the lake didn't abutt the lake. The reply was that Shore Drive doesn't extend that far.

Robert Almon asked if the public would still be able to hike on the property. Currently many residents hike there. Ms. Winona Mackinnon stated that provided it is not posted as "No Trespassing" than the property could still be hiked on.

Several abutters spoke with concerns that will be addressed at the Planning Board Subdivision hearing if the applicants are approved this Variance. Some of the topics raised:

- Size of the homes- Subject to DES approval
- Plan currently presented is vague- Better plans would be designed for the Planning Board
- Traffic Increase
- Condition of the Road
- "Turn Around Spot" at the end of Shore Drive

Other concerns raised had to do with the road and the current condition of the road. Some abutters suggested giving up 2-3 feet of frontage of the property being discussed to widen the road. Others suggested paving the road.

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Mrs. Bascom stated that the neighbors should work together to make the improvements to this road. It is not a Town Road and it is not the responsibility of the applicant to make the changes being discussed just because they are proposing to subdivide.

Attorney Bruton suggested granting approval with the condition of a Road Widening Easement. Attorney Bruton requested a recess to speak to his clients.

Recess taken at: 8:03pm

Reconvened at: 8:11pm

Attorney Bruton requested a continuation in April to reconsider the proposal.

Discussion of a meeting date occurred:

Motion Made By: Ms. Winona Mackinnon to recess to May 2, 2017 at 7:00pm

Seconded by: Mrs. Bascom

Vote: 4-0-0 **motion passed**

Public Hearing Recessed: 8:13pm

Public Meeting

- **By-Laws Discussion:** Scheduled for April 18, 2017 at 6:30pm

- **Hard Road to Travel workshop-** Mr. Russo and Mrs. Bascom are attending

Adjournment

Motion Made By: Mr. Russo

Seconded By: Mrs. Bascom

Vote: 4-0-0 **motion passed**

Adjourn at: 8:26pm

For the Nottingham Zoning Board of Adjustment

JoAnna Arendarczyk; Land Use Clerk