

NOTTINGHAM
ZONING BOARD OF ADJUSTMENT
April 7, 2015

Accepted: June 9, 2015

Members Present: Michael Russo, Chair; Bonnie Winona-MacKinnon, Vice- Chair; Terry Bonser; Kevin Bassett, Peter White, Teresa Bascom

Members Absent:

Others Present: JoAnna Arendarczyk, Land Use Clerk; Paul Colby, Building Inspector; Owen Friend-Gray, applicant; David A. Leblanc, abutter

Alternate Seated and Voting: Peter White

Call to order: 7:00pm

The Board agreed to move the election of officers to after hearing the case

Public Hearing Opened: 7:02pm

Public Hearing Case

Mr. Chairman Read the following Public Hearing Notice:

Case 15-001-VA Application from Owen Friend-Gray for a Request for a Variance from Article IV Section T of the Zoning Ordinance to permit a backlot subdivision of a lot of record dated after the adoption of the ordinance (03/09/1993). Tax Map 67 Lot 2. 160 Raymond Road, Nottingham NH 03290.

The applicant, Mr. Friend-Gray, informed the board of the history of the property; the Lot that was left out of Conservation years ago by his Grandmother was with the intent that it would be a buildable house lot by one of her family members. Something she didn't realize at the time is that there isn't any access to the lot. The Conservation Easement lines cover the road frontage on Route 156. The other adjacent road to the property is French Road, a Class VI road that would cost a substantial amount of money to upgrade. Mr. Friend-Gray has also learned that the Town Road Agent has determined that French Road is not a road that the Town wants to have improved. With these ideal options for road frontage being out of the question the last option is to go through his parent's lot through a Lot Line Adjustment between the two properties to create one approximately 12 acre parcel that will then be Backlot Subdivided. There would be a shared common driveway giving the backlot a 20' access down to the Roadway therefore meeting the Backlot Subdivision requirements.

Mr. Colby informed the Board that the planning Board endorses the request for the Variance.

Mr. LeBlanc an abutter viewed the plans and clarified that Mr. Friend-Gray is not seeking access to French Road.

Mr. Friend-Gray stated that he is not seeking access to French Road.

Mr. LeBlanc responded with approval.

Ms. Winona-MacKinnon confirmed that the Lot Line Adjustment is pending the ZBA's approval of the request for a Variance.

The Board had no further questions for the applicant.

Motion made by: Mr. Chairman to accept the application for the VA as written

Seconded by: Mrs. Bascom

Vote: 5-0-0 **Motion Passed**

Public Hearing closed at 7:09pm

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Election of Officers

-Chairman

Motion made by: Ms. Winona-MacKinnon to keep Mr. Russo as Chairman

Seconded by: Mr. Bonser

Vote: 4-0-0 **Motion Passed**

-Vice-Chairman

Motion made by: Mr. Russo to keep Ms. Winona-MacKinnon as Vice-Chairman

Seconded by: Mr. White

Vote: 4-0-0 **Motion Passed**

The Board agreed to not elect a Secretary- all Community Newsletter articles will be done by a Town Staff member.

-Alternate

Motion made by: Mr. Russo for Kevin Bassett as an Alternate for 3 years

Seconded by: Ms. Winona-MacKinnon

Vote: 5-0-0 **Motion Passed**

-Full member

Motion made by: Mr. Russo for Peter White as a full member of the Board for 1 year

Second: Ms. Winona-MacKinnon

Discussion: Mrs. Bascom asked if Kevin Bassett wanted the position due to the amount of time he has been an Alternate for the ZBA.

Mr. Bassett replied that he is ok with the decision.

Vote: 5-0-0 **Motion Passed**

Ms. Winona-MacKinnon as a Notary and Town Moderator, gave oaths for:

- Mr. White
- Mr. Bassett

By-Laws Review

Motion made by: Mr. Russo to accept the By-Laws as written

Seconded by: Mrs. Bascom

Vote: 5-0-0 **Motion Passed**

Minutes

November 5, 2015

Motion was made by: Mr. Russo to accept the minutes as written

Seconded by: Mr. Bonser

Vote: 3-0-2 **Motion Passed**

Announcements

2015 OEP Annual Conference- Mr. Chairman urged the Board to attend.

Mr. Colby updated the Board on some house changes and informed the Board of the Subdivision Regulation Update progress.

Adjournment

Motion was made by: Mr. Chairman to adjourn

Seconded by: Ms. White

Vote: 5-0-0 **Motion Passed**

Adjourn at: 7:30pm

Respectfully Submitted, JoAnna Arendarczyk, Land Use Clerk