

Nottingham Zoning Board Meeting

10/19/21

Official Minutes

1 **Call to Order**

2 **Members Present:** Chair Terry Bonser, Romeo Danaïs, Raelene Shippee-Rice, Kevin Bassett

3 **Absent:** Vice Chair Teresa Bascom, Bonnie Winona MacKinnon,

4 **Alternate Seated and Voting:** Alternate Kevin Bassett, Kevin did not vote as he arrived for
5 meeting after the case was heard.

6 **Others:** Kevin Lemieux Land Use Clerk, Applicant Mitchell Hale

7 Chair opened the meeting at 7:01 pm. Chair read rules of board and hearing process.

8 **Public Hearing:**

9 *Case #21-012-VA: Application from Mitchell and Carol Hale for a Variance from Article II,*
10 *Section (C) (2) (B) of the Zoning Ordinance to permit the construction of a replacement home on*
11 *a lot with road frontage less than 200 feet. The property is located at 59 Shore Drive and is*
12 *known as Tax Map 68, Lot 37.*

13 The public hearing was opened at 7:03 pm.

14 Mr. Hale said the building inspector said since Shore Drive is now a town road after the recent
15 town vote, the 200-foot setback requirement has to be met. He said that inspector rejected his
16 permit in September as there is only 60 feet of road frontage. He said that he has everything else
17 in order including shoreline permits, state and town septic approval, other setback requirements
18 and construction plans. He said no abatement issues came up. He said that there is no option to
19 meet the new requirements as there are no lots to purchase.

20 Mr. Bonser asked Mr. Hale to read his 5 criteria for granting the variance. Mr. Hale read from
21 his application his previously submitted 5 criteria.

22 Mr. Danaïs asked if Hale was going to tear down home and start from scratch. Mr. Hale said
23 yes.

24 Mr. Bonser opened the floor for public comment, however no members of public present. Mr.
25 Bonser then moved to close public hearing.

26 **Mr. Danaïs made the motion to approve a variance for Case# 21-012-VA. Ms. Rice**
27 **seconded. The motion was unanimously passed by a 3-0 vote.**

28 The applicant and board chatted about the plans for building.

29 Mr. Bonser said that there is 30-day appeal window.

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31 Ms. Rice asked if board was going to discussed letter sent by Mr. St. Laurent regarding last
32 board meeting. Ms. Rice said that Mr. St. Laurent wants something added to minutes. Mr.
33 Bonser agreed to his statement from last meeting in which he said that the meeting was to hear

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34 new items or for reasons to hear older, previously discussed items. Discussion continued
35 regarding items that Mr. St. Laurent submitted and what should be included into minutes. The
36 board agreed that not enough is currently known and more research required to fulfill Mr. St.
37 Laurent's request.

38 **Ms. Rice made motion to move request from Mr. Laurent to next meeting. Seconded by**
39 **Mr. Danais. Motion unanimously passed by a 3-0 vote.**

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41 Mr., Bassett arrived and had a question about how days were calculated regarding previous
42 Watercross case. Mr. Bonser said that the minutes for that meeting haven't been approved and
43 can be reviewed. Mr. Bassett and Ms. Rice discussed who best to cross referenced what Mr. St.
44 Laurent submitted. Mr. Lemieux, the Land Use Clerk, volunteered to review the tape as an
45 impartial observer and report back to board the accuracy of Mr. St. Laurent's comments.

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47 **Mr. Danais made a motion to adjourn. Seconded by Ms. Rice. Motion unanimously passed**
48 **by a vote of 3-0.**

49 **Meeting was Adjourned at 7:26 pm.**

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