

Nottingham Zoning Board of Adjustment Meeting
Date: Tuesday, December 19, 2023
Un-Official Minutes

1 **Members Present:** Teresa Bascom; Chair, Terry Bonser; Vice-Chair, Kathy Mayo; Member, Robert
2 Desrosiers; Alternate, Kevin Bassett; Alternate

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4 **Members Absent:** Romeo Danais; Member, Bonnie Winona MacKinnon; Member

5
6 **Others Present:** Alana Kenney; Land Use Clerk, Barry Gier; Jones and Beach Engineers; John and
7 Kathleen Noonan; Applicants, Linda Snyder; Abutter, John Morin; Abutter

8
9 **Call To Order:** The meeting was called to order at 7:00 p.m.

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11 Mr. Desrosiers was seated and voting for Mr. Danais. Kevin Bassett was seated and voting for Ms.
12 Winona MacKinnon.

13
14 **Public Hearings**

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16 ***Case # 23-015 VA Noonan – 20 White’s Grove Rd***

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18 ***Application from Jones and Beach Engineers, Inc. on behalf of John and Kathleen Noonan requesting a***
19 ***variance from Article II, Section C.3.(a) of the Nottingham Zoning Ordinances in order to build a new***
20 ***construction home to replace an existing dwelling. Proposed setbacks for both the primary building***
21 ***and septic systems are less than what is stated in the Zoning Ordinances. The property is located at 20***
22 ***White’s Grove Rd. in Nottingham, NH and is identified as Tax Map #63, Lot #52.***

23
24 Mr. Gier came forward and gave a brief explanation of the variances the applicant was requesting relief
25 from. He offered to read off the five criteria but did not need to since the board had already seen the
26 submitted narrative.

27
28 Mrs. Bascom wanted to clarify the proposed setbacks which included 4.25 feet for the foundation, 3.25
29 feet for the eave, 15.5 feet for the septic tank, and 5.5 feet for the leach field. The normal required
30 setbacks for non-conforming lots would be 20 feet for all.

31
32 Mr. Gier did explain that they would be reducing the impervious surfaces by removing the deck on the
33 back of the house and replacing it with porous pavers.

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35 Mr. Bassett requested clarification on the amount of square feet of the first floor. Mr. Gier explained it
36 is 988 square feet. The proposed house is 38 feet x 26 feet.

37

38 Mr. Gier explained that they are reducing the overall impervious footprint including removing the shed
39 along with installing the pavers.

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41 Mr. Bassett confirmed that the proposed septic will basically be in the same position as the existing one
42 and that the state will be required to approve that.

43

44 Mrs. Bascom opened up the public comment at 7:14 p.m.

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46 Ms. Snyder of 18 White's Grove came forward to speak. She stated she also re-built a camp and
47 understands and approves of the basic concept. Her concern was that the new two-story building could
48 potentially cut off a large portion of her view of the lake from her front porch. She was hoping to see the
49 roof design.

50

51 Ms. Bascom stated that the roof design is not the board's purview and therefore they have no say in
52 that and do not have those plans anyway.

53

54 Ms. Snyder was also concerned with the septic being close to her well.

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56 Ms. Mayo made the point that Ms. Snyder's property runs downhill. Mr. Bonser agreed that there
57 would probably be no issue since the septic is above the water table.

58

59 Mr. Gier explained that there really isn't any room to shift. He stated that they are pulling the house
60 back from the waterfront and from the side property lines.

61

62 ***Mr. Basset made the motion to approve Case # 23-015 VA Noonan – 20 White's Grove Rd as stated in***
63 ***the application. Mr. Bonser seconded the motion.***

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65 Before the vote, Mrs. Bascom read a letter from the Mr. and Mrs. Waters, of White's Grove Rd, who
66 approved the request for variance as long as any damage to their property would be paid for by the
67 applicant.

68

69 ***The motion passed by a vote of 5-0-0.***

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71 Ms. Bascom reminded them of the 30-day allowance for appeal.

72

73 Mrs. Bascom closed the public comment at 7:33 p.m.

74

75 Mrs. Bascom asked if everyone had a chance to review the 2024 calendar that Ms. Kenney sent out.

76

77 Mr. Bassett explained that he felt the joint meeting with the Planning Board was a bit one-sided. He
78 wanted to see a different agenda with more openness. He explained that he felt a lot was going on at

79 the last joint meeting but not a lot got done. He was curious where the results of the ZBA's concerns
80 were.

81
82 Ms. Bascom explained that she would be checking with the Planning Board about that and that it is up to
83 the Planning Board to put their concerns on a warrant article for the voters to decide on.

84
85 ***Mr. Bonser made the motion to approve the 2024 meeting schedule as written. Ms. Mayo seconded***
86 ***the motion. The motion passed by a vote of 5-0-0.***

87
88 **Updates**

89
90 Ms. Mayo went to a conference for New Hampshire ZBA members in October. She stated that she
91 learned many things including important considerations for each case and some best practices to use.

92
93 **Approval Of Minutes: 10/17/23**

94
95 ***Ms. Mayo made the motion to approve the minutes from Tuesday, October 17th, 2023 as written. Mr.***
96 ***Bonser seconded the motion. The motion passed by a vote of 5-0-0.***

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98 ***Mr. Bonser made the motion to adjourn. Mr. Desrosiers seconded the motion. The motion passed by***
99 ***a vote of 5-0-0.***

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101 The meeting was adjourned at 7:54 p.m.

102
103 Transcribed per video.
104 Respectfully Submitted,
105 Alana J. Kenney