

Nottingham Zoning Board Meeting

2/22/2022

Official Minutes

1 **Call to Order**

2 **Members Present:** Chair Terry Bonser, Vice Chair Teresa Bascom, Romeo Danais, Alternate
3 Kevin Bassett

4 **Absent:** Bonnie Winona MacKinnon, Raelene Shippee-Rice

5 **Alternate Seated and Voting:** Kevin Bassett

6 **Others:** Kevin Lemieux, Land Use Clerk; Dave Lauze, Applicant; Jim Generoso, Abutter; Karen
7 Generoso,

8 *Mr. Bonser opened the meeting at 7:01 PM.*

9 **Public Hearing:**

10 *Case #22-001-VA (continued)*

11 *Application from David Lauze, on behalf of owner Gregory Lauze, requesting a Variance*
12 *from Article II Section C.3.a of the Nottingham Zoning Ordinance to permit the building of a*
13 *shed with a 2-foot setback from the property line where a 20-foot setback is required. The*
14 *property is located at 9 Lookout Point Lane in Nottingham, NH and is identified as Tax Map*
15 *71 Lot 52.*
16

17 Mr. Bonser said that the Board had engaged in a site walk at 9 Lookout Point Lane on Thursday,
18 February 17, 2022. He indicated that while walking the property, it was obvious that the space
19 was limited for a shed installation. He mentioned that Mr. Lauze had removed every tree
20 possible. He added that the right side of the property had no room to build a shed leaving the
21 proposed area on the left side of the property as the only location possible.

22 Mr. Lauze approached the applicant table and introduced himself. He offered a new design for
23 the build of the shed. The roof line will be a shed roof that drains rainwater toward the
24 applicant's home. The shed will no longer have a gable pitched roof. The shed will be 7'x12', a
25 change from the originally proposed 8'x12'. The location of the shed will be edged up toward
26 the road from the original design.

27 Mrs. Bascom asked Mr. Lauze if, when he bought the house, was his intent to build a shed. Mr.
28 Lauze said that he did want the shed for storage of snowblowers and yard equipment as his house
29 is too small for such storage.

30 Mr. Bassett indicated that the application asks for a 2-foot setback. He confirmed with Mr.
31 Lauze that the setback would be 3-foot. Mr. Lauze confirmed the 3-foot setback. Mr. Bassett
32 added that the 3-foot setback should be included in any motions by the Board.

33 Mr. Lauze added that the door to the shed will open toward the road and the water from the roof
34 will be directed via gutters into the existing drainage system on his property. Mr. Danais
35 inquired about the layout of Mr. Lauze's drainage system. Mr. Lauze gave a description of the
36 layout of his drainage system.

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37 ***Mr. Danaïs made a motion to re-open the Public Hearing. The motion was seconded by Mrs.***
38 ***Bascom. The motion was approved unanimously by a vote of 4-0.***

39 The abutters, Jim and Karen Generoso came forward to the applicant desk. Ms. Generoso asked
40 for a summation of the newly agreed upon action from Mr. Lauze regarding the shed. The Board
41 summarized the changes for the Generosos.

42 Mr. Generoso expressed that the house currently does not meet the 20-foot setback requirement
43 as it is only 10 feet from his property line. He stated that he doesn't understand how a shed can
44 be installed within the already nonconforming setback. Mr. Danaïs explained that the house
45 setback is 10 feet due to previous zoning approvals.

46 Mr. Bonser further explained the applicant's limitations that include a state shoreline setback
47 requirement, the property drainage installation, the existing trees and the access to the well.

48 The Generosos added that they did not understand the purpose of the Zoning Regulations if the
49 setbacks can continually be changed.

50 Mr. Bonser closed the Public Hearing portion of the meeting.

51 Mr. Bassett said that the applicant had offered two reasonable concessions with the shed build.
52 The applicant agreed to address the rainwater run-off concern and increased the setback from the
53 property line to 3 feet. He added that the area that the shed will be located abuts an area of the
54 neighboring property that is seldom used.

55 ***Mr. Danaïs made the motion to approve the amended application for Case #22-001-VA. The***
56 ***amendments were as follows: a 7'x12' shed design, a single-planed shed-style pitched roof***
57 ***angled toward applicant house with drainage, and a 3-foot property line setback. The motion***
58 ***was seconded by Mr. Bassett. The motion was approved by a vote of 3-1.***

59 Mrs. Bascom detailed her reason for not approving the variance. She said that the applicant
60 should have planned for building the shed in the small lot when the home was recently built.
61 The home had already received approval for a 10-foot setback by the Zoning Board.

62 Mr. Bonser explained that there is a 30-day window for an appeal of the decision.

63 ***Mr. Bassett made the motion to approve the minutes from the Site Walk on February 17, 2022.***
64 ***The motion was seconded by Mr. Danaïs. The motion was approved unanimously by a vote of***
65 ***4-0.***

66 ***Mr. Danaïs made a motion to adjourn the meeting. The motion was seconded by Mrs.***
67 ***Bascom. The motion was unanimously approved by a vote of 4-0.***

68 ***The meeting was adjourned at 7:22 PM.***

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