

NOTTINGHAM ZONING BOARD OF ADJUSTMENT

February 6, 2018

Approved: April 3, 2018

Members Present: Mike Russo, Chair; Teresa Bascom; Peter White; Terry Bonser; Kevin Bassett, Alternate; Kathy Bowse, Alternate

Members Absent: Bonnie Winona-MacKinnon, Vice- Chair

Others Present: JoAnna Arendarczyk, Land Use Clerk; Bradford Vuono, Applicant; Mike Desantis, Abutter; Nan Vigars, Abutter; Sue White, Abutter; Derek Desroches, Abutter; Jason Morin, Whites Grove Rd.; June Proko, Whites Grove Rd.; Amanda Desroches, Abutter; John Morin, Cove Rd.; Gwen Friend, 150 Raymond Rd. Abutter

Call to order: 7:03pm

7:04pm: Peter White recused himself- Family member to the Applicant/ co-presenter

Alternates Seated and Voting: Mrs. Bowse for Ms. MacKinnon

Mr. Bassett for Mr. White

Public Hearing

• **Case 18-001-VA:** Application from Bradford Vuono, Trustee of the Phyllis Rehill Revocable Trust requesting a Variance from Article II Section C (1) (a) of the Zoning Ordinance to permit three (3) of the six (6) proposed lots on a private road. The property is located at 147 Raymond Road in Nottingham, NH and is identified as Tax Map 63 Lot 47.

Mr. Vuono presented his case to the Board:

- Read the 'Supporting Information' responses outlined in the application (*file*).
- This section of Whites Grove Road is straight and wide
- Conceptual with Planning Board (PB) in November 2017 (*minutes in file*)
 - Recommended Nottingham Conservation Commission (NCC) Site Walk
 - NCC member Susan Mooney performed Site Walk (*notes- in file*)
- Whites Grove Road not mentioned in Deed- Mr. Gove deeded the land to Mr. White (*deeds in file*)
- Whites Grove Road entrance reconfigured in 2000 for fire apparatus access
 - Mr. Vuono is a volunteer on the Nottingham Fire Department- noted the department has navigated the road in its entirety without issues

Board Comments/Questions:

The applicant was asked if updating Whites Grove Road to class V has been investigated. He replied that it has not but doing so would change the nature of the area. Much of the road is almost two lanes wide already and the road is currently maintained by the Town's Highway Department as Emergency Access. White's Grove Road is still a private road no matter the class status. It would have to be updated and then adopted by the Town to make a difference in the need for this approval.

There was some confusion as to why the application was brought to the Board as there is enough frontage on the private road. However, the Zoning Ordinance definition of frontage is:

FRONTAGE - The length of the lot bordering on a Class V road or better.

Public Comment/Questions:

- Widening the road to 25ft was a requirement for a past case on Cahill Lane- could that be the case for Whites Grove Road?
 - ZBA Response:
 - Road widening is a Planning Board issue- although with the Cahill Lane case it was a stipulation the ZBA placed on the approval
 - ❖ Some residence like the road the way it is

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- Concern on the effects to abutting properties well and septic if new home is placed in a backyard due to the slope on the property and wetlands

- ZBA Response:

- There are setbacks to fit lot sizes requirements
- Mrs. Mooney didn't note any when she performed her site walk
- Mark property lines when Planning Board (PB) performs their site walk
- Suggested to bring concerns to the PB meeting
- Informed that test pits will be dug prior to the PB meeting to determine buildable area including noting wetland areas

Motion Made By: Mrs. Bascom to approve the Variance request for case 18-001-VA to permit three (3) of the six (6) proposed lots on a private road. The property is located at 147 Raymond Road in Nottingham, NH and is identified as Tax Map 63 Lot 47

Seconded By: Mrs. Bowse

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

The Board filled out the Finding of facts forms (file)

Staff/ Board Update

April 20, 2018 Meeting-

- Elect officers
- Review, update and accept By-Laws for 2018-2019
- Meet Russ Bookholz the new Building Inspector

Adjournment

Motion Made By: Mrs. Bascom

Seconded By: Mr. Russo

Vote: 6-0-0 **Motion Passed**

Adjourn at: 8:06pm

For the Nottingham Zoning Board of Adjustment

JoAnna Arendarczyk; Land Use Clerk