

# NOTTINGHAM ZONING BOARD OF ADJUSTMENT

May 15, 2018

**Approved:** July 17, 2018

**Members Present:** Bonnie Winona-MacKinnon, Vice- Chair; Mike Russo, Chair; Teresa Bascom; Peter White;

**Members Absent:** Terry Bonser; Kathy Bowse, Alternate ; Kevin Bassett, Alternate

**Others Present:** JoAnna Arendarczyk, Land Use Clerk; Robert & Wendy Petit, Applicants; Arnold V. & Mary Adams, Applicants; Scott LaPointe, Connor Attorney; Kathy Mayo, Abutter; Roger Moore, Abutter; Bruce & Fran Carleton, Adam's & Petit Abutter; Joyce & John Edwards, Connor Abutter

**Call to order:** 7:04pm

## **Public Hearing**

### **Case 18-003-VA**

Application from Arnold V. and Mary E. Adams and Robert and Wendy Petit requesting a Variance from Article II Section 2.E of the Zoning Ordinance to permit an ADU of 1,040 square feet where 750 square feet is allowed. The property is located at 131 Raymond Road in Nottingham, NH and is identified as Tax Map 63 Lot 80 Sub lot 1.

The applicants introduced themselves and presented their case to the Board. They presented the criteria as outlined in the application. They stated that they do not intend to make changes to the exterior of the house. The house was not bought for rental purposes. They share the mortgage and the responsibilities of the house. There is one full kitchen downstairs, upstairs has a kitchenette no stove. They did not intend for the upstairs to be thought of as a separate unit.

There is a door in the hallway and stairs to prevent a cat and dog from wandering.

The Board discussed as to whether the variance was necessary due to the fact that a kitchen wasn't added to the upstairs.

Mr. Russo stated that his measurements of the "ADU" (1580sqft) are different than the Building Inspector's.

The applicants were informed that they have a right to have an ADU however they don't want one as they do not want to install a stove in that living space.

**Motion Made By:** Ms. MacKinnon to "move that there is no need for a Variance for Case # 18-003-VA. And therefore the applicant's money should be returned by the Town of Nottingham. Since they do not have a second kitchen and do not wish to proceed on the ADU issue cause it is in the opinion of the Board that they do not need one."

**Seconded by:** Mrs. Bascom

**Discussion:** Before the vote was finalized the applicants were offered to continue the case to another date when a full Board would be present. The applicants agreed to move to vote.

**Vote:** 4-0-0 Motion passed

**Case closed:** 7:33pm

**Case opened:** 7:33pm

### **Case 18-004-VA**

Application from Terrance and Kelly Connor requesting a Variance from Article II C.1(a) to permit a new dwelling with 0' of frontage on a Class V road or better, where 200' is required.

The property is located on Hanlon Hill Road/ Mooers Road in Nottingham, NH and is identified as Tax Map 72 Lot 16 Sub lot A.

Scott Lapoint an attorney (no authorization for representation in file) was present to speak for the applicant (not yet present). Mr. Lapoint stated that he felt there may be some confusion on

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behalf of his client. He and his client were under the impression they were speaking to the RSA regarding building permits on Class VI or Private Roads.

Due to the fact that the applicant was not present (though expected by the attorney) and the attorney was not authorized to speak on his client's behalf, the Board decided to continue the case to the next scheduled meeting.

**Motion Made By:** Mrs. Bascom to continue Case 18-004-VA on June 19<sup>th</sup> 2018 at 7pm.

**Seconded By:** Ms. MacKinnon

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

**Public Hearing Closed:** 7:54pm

## MINUTES

- - April 3, 2018

**Motion Made By:** Mrs. Bascom to approve the April 3<sup>rd</sup> minutes as presented.

**Seconded By:** Mrs. MacKinnon

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

## Staff/ Board Members Update

Next meeting June 19, 2018- Case # 18-005-VA

**Case 18-004-VA- continuation**

**Case 18-006-VA**

The Building Inspector gave his notice of resignation- last day- 5/14/2018

-Board filled out finding facts form for Case 18-003-VA

## Adjournment

**Motion Made By:** Mr. White

**Seconded By:** Mrs. Bascom

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

**Adjourn at:** 8:06 pm

For the Nottingham Zoning Board of Adjustment

JoAnna Arendarczyk; Land Use Clerk