

NOTTINGHAM
ZONING BOARD OF ADJUSTMENT
January 5, 2016

Approved: *April 5, 2016*

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

Members Absent: Terry Bonser; Kevin Bassett, Alternate

Others Present: Sue Serino, Assessing Coordinator; Barry Halloran/Lone Wolf DeZign & Build, LLC

Call to order: 7:02pm

Public Hearing Opened: 7:04pm

Public Hearing Case

Mr. Russo read the following Public Hearing Notice:

Case 15-004-VA Case 15-004-VA Application from Barry Halloran / Lone Wolf DeZign & Build, LLC to Request for Variance from Article II Section C.2 of the Zoning Ordinance to permit new home construction within 25' from the side property line where 50' is required. Map 18 Lot 4 Sublot 1; 8.2 acres of land and located on Gebig Road.

Mr. Russo explained that Barry Halloran does have the right to have a full quorum.

Mr. Halloran stated that he would like to go on.

Mr. Halloran gave a brief explanation behind the request for the Variance. The desire is to build the house with a drive under garage. With the location of the septic system and the house they were unable to get the driveway to swing under the house. They are trying to avoid building a separate structure but to do so they had to move the location of the house to a side of the lot nearer to a boundary line but this location allows the driveway to swing under the house. However the location is so close to the boundary line that a variance is required.

Mr. Russo expressed a concern for the existing vegetation. Mr. Halloran stated they plan to keep as much vegetation as possible. Mr. Russo requested a 15 Foot buffer of vegetation between the house and the boundary line in question.

Motion made by: Mr. White to approve the variance subject to the preservation of the buffer from the proposed well; to the end of the leach field which consists of a 15' buffer of undisturbed existing vegetation from the property line.

Seconded by: Mrs. Bascom

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

Mr. Halloran was informed of the 30 day appeal period.

Public Hearing closed: 7:20pm

Minutes

October 20, 2015

Motion was made by: Mr. White to approve the meeting minutes as written.

Seconded by: Mrs. Bascom

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

Adjournment

Motion was made by: Mr. Russo to adjourn

Seconded by: Mrs. Bascom

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

Adjourn at: 7:28 pm

Respectfully Submitted, Sue Serino; Assessing Coordinator

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45 And JoAnna Arendarczyk; Land Use Clerk