

Nottingham
Zoning Board of Adjustment
August 23, 2016

Accepted by the Board: *October 4, 2016*

Members Present: Mike Russo, Chair; Bonnie Winona-MacKinnon, Vice- Chair; Peter White, Terry Bonser; Kevin Bassett, Alternate

Members Absent: Teresa Bascom

Others Present: JoAnna Arendarczyk, Land Use Clerk; Gary & Lori Anderson, Applicant; Nick Dicola, Abutter; Cark Marpenter, Abutter;

Call to order: 7:00pm

Public Hearing Cases

Public Hearing Opened: 7:00pm

Case 16-007-VA

Application from Gary and Lorraine Anderson requesting an Variance from Article II Section C(c) of the Zoning Ordinance to permit a two (2) lot subdivision of 5.21 acres, for residential use. The property is located at 46 Gile Rd in Nottingham, NH and is identified as Tax Map27 Lot1.

Alternate seated and voting: Kevin Bassett for Teresa Bascom

Mr. and Mrs. Anderson introduced themselves to the Board. They gave the background to their plan to subdivide and downsize their home. They stated that they are asking for relief from either setbacks or the 30K buildable area requirements in the Zoning Ordinance. With the 50' setback requirement they have roughly 26,000' of buildable area. The reason they are short on meeting these requirements is because of spotty wetland areas and slopes on the property and the wetlands are due to the run-off from the slopes. They are able to meet the road frontage requirement. Mr. Anderson owns a construction business and stated that if the variances is granted the transition would be convenient for downsizing because of his workshop and storage for construction equipment is located on the portion of property they intend to build a new home on.

The wetland area was described as pooling/ wetland vegetation area.

The driveway plan was clarified- they would not be reserving right of way to the current driveway. One of the turns in the current driveway would have a use and enjoyment easement to allow for plowing and the ability for large trucks to turn around.

The Board discussed the location of wells and septs of the existing house and abutters and the proposed house. All of the locations appear to be sufficient distances from each other.

Mr. Anderson read his responses to the five (5) criteria in the application. (See file)

There was question as to whether shifting the lines in certain directions would create lots that would conform without the variance. Mr. Colby and Mr. Anderson met with the surveyor multiple times to determine if there was any other way to subdivide and this is the only plan they could come up with.

Public discussion: The Abutters in attendance stated that they are fully supportive of the Anderson's plans

The Board determined it would be best to give the variance on the setbacks.

Motion made by: Ms. Winona-MacKinnon to approve this application as presented. Case #16-007-VA from Gary and Lorraine Anderson with the only restriction being that the house and septic meet the setbacks of 50' and the lot lines 20' on the sides and rear.

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42 **Seconded by:** Mr. Bonser
43 **Vote:** 5-0-0 **Motion Passed**
44 **Public Hearing Closed:** 7:23pm
45 **Minutes**
46 **June 21, 2016- Tabled**
47 **Adjournment**
48 **Motion made by:** Mr. Bonser to adjourn
49 **Seconded by:** Mrs. Winona Mackinnon
50 **Vote:** 5-0-0 **Motion Passed**
51 **Adjourn at:** 7:27 pm
52 For the Nottingham Zoning Board of Adjustment
53 JoAnna Arendarczyk; Land Use Clerk