TOWN OF NEW CASTLE, NEW HAMPSHIRE

BOARD OF ADJUSTMENT

Notice is here given that there will be two public hearings with the New Castle Zoning Board of Adjustment at the Town Hall on Thursday, May 16, 2013 at 7pm.

A.   CASE # 2012-07: Applicant, Marcia Cutting, who resides at 43 Fiddlers Ridge, Ithaca, New York, but is the owner of real property commonly known as 79 Wentworth Road (Tax Map 13, Lot 28) seeks a waiver of sections 4.2 (Table 1—Maximum Height Limits), 7.5.1, and 9.2.4 (subsection1) of the New Castle Zoning Ordinance in order to construct a redesigned structure, enlarging, and modernizing an existing, non-conforming dwelling which is situated entirely within a 50 foot wetlands buffer and also replacing decks within the wetlands buffer. The proposed structure will not exceed the height of the existing structure, but may exceed the height limit set forth in Section 4.2 (Table 1). The applicant has also proposed the demolition of an existing non-conforming, 955 square foot guest cottage, which will not be rebuilt.

B.   CASE # 2013-01: Applicants Ronald Pascale and Kathleen Rockwood, the owners of real property commonly known 41 Locke Road (Tax Map 11, Lot 4) seek a waiver of the provisions of Article 9, Section 9.2.4 (Subsection 1) to permit the construction of a stonewall that replaces an existing retaining wall.   In addition, the new wall will result in surface reconfiguration of land within a 100 foot Tidal buffer zone and will permit the construction of a patio and also will permit better management of storm water and lead to erosion control. The property described in the application is almost entirely within the buffer and slopes dramatically to the wetlands. As noted in the application, construction had been commenced without permit

Plans may be reviewed at the Town Hall during office hours. Person(s) interested or affected by the plans may attend in person or by counsel or by writing to the Zoning Board of Adjustment and if affected by the plans may state their views.

Ned Robinson, Chair
Zoning Board of Adjustment