

Nottingham Zoning Board
March 25, 2014

Accepted: 4/8/2014

Members Present: Michael Russo, Chair; Bonnie Winona-MacKinnon; Robert Davidson;

Members Absent: Terry Bonser; Romeo Danais, Kevin Bassett, Alternate; Jim Crowell, Alternate;

Others Present: JoAnna Arendarczyk, Land Use Clerk; Mr. Landry, Surveyor; Linda Rosborough, Applicant; Diane Nugent, Abutter; Dan Noyes, Abutter; Leo White, Abutter

Mr. Chairman called the meeting to order at: 7:04pm

Mr. Chairman stated that the applicant is allowed to postpone to another date due to their not being a full quorum present.

Mr. Landry stated they would like to move forward with the case.

Case 14-002-VA Application from James and Linda Rosborough for a Request for Variance from Article II Section C.1.A of the Zoning Ordinance (detailed below) to permit the allowance of Two (2) Lots without class 5 or better frontage requirements (frontage is on a private road). Tax Map 72 Lot 13. 41 Mooers Road, Nottingham, NH 03290 (*this was stated by Mr. Chairman later in meeting*)

Article II Zoning Districts and District Regulations

C. Residential - Agricultural District

This zoning district shall encompass most of the Town of Nottingham as shown on the Zoning Map, as amended. It shall be a zone of low density residential and agricultural uses consistent with the Vision of the Master Plan to retain Nottingham's rural landscape.

1. *No lot shall be less than two (2) acres in area;*
 - a) *Each lot shall have a minimum contiguous frontage of two hundred (200') feet, including a curb cut for approved access, except to the extent with regard to frontage of back lots approved in accordance with Article IV, Section T.*

Mr. Landry introduced Mrs. Rosborough— Mr. Rosborough was out of town.

He then spoke about the applicant's plans: to subdivide a 2-acre minimal size lot, with the existing lakefront home from the overall 59.6-acre tract of land the Boxborough's own. He stated that it is understood that once the Variance is approved they will need to go before the Planning Board for approval on the Subdivision.

Mr. Landry then reviewed the application (including the supporting information) and project narrative in further detail.

Mr. Landry finished his review and asked the Board if they have questions.

Ms. Winona-MacKinnon asked who owns Mooers road.

Mr. Landry stated that on record it shows the Rosborough's own the road.

Ms. Winona-MacKinnon asked if this tract of land has a piece in Raymond.

Mr. Landry stated that No, the town line is the boundary.

Ms. Winona-MacKinnon asked how large lot 1 (one) is going to be.

Mr. Landry stated that there needs to be 30,000 sq. ft. *of contiguous buildable* area and that lot will more than likely need to be larger than 2 acres... likely 2-4 (two to four) acres due to the land and requirements necessary.

Mr. Chairman invited abutters to come forward to speak.

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Leo White and Dan Noyes requested a visual and explanation of the plan.

Mr. Landry supplied the explanation to the visual.

Mr. Chairman read the letter agreeing with the requested zoning adjustment. *(Included in the file)*

Mr. Chairman addressed Mr. Landry and Mrs. Rosborough about his concerns: 1. Further subdivision of the lake front lot, the one Mr. Landry calls lot 1 (one). Mr. Chairman stated that a stipulation to prevent further subdivisions can be put on the deed.

Mr. Landry and Mrs. Rosborough accepted that.

Mr. Chairman also requested a use variance stipulation preventing a home business with allowing access to the lake.

Mr. Landry and Mrs. Rosborough accepted that as well.

Motion: Ms. Winona-MacKinnon made a motion to grant the Variance request to permit the allowance of Two (2) Lots without class 5 or better frontage requirements (frontage is on a private road). Tax Map 72 Lot 13. 41 Mooers Road, Nottingham, NH 03290

With the condition that the lake front lot so created has a min of two (2) acres that it meets the Town requirements and is not to be further subdivided.

Second: Mr. Davidson

Vote: 3-0-0 all in favor

Mr. Chairman advised that the other abutters have 30 days to appeal the decision before it is...

Mr. Chairman Closed the Public hearing at 7:47

The Board Members filled out the Findings of Facts sheets which are included in the file.

New Business

Contact forms

-The Members present each filled out an Emergency Contact form and Contact Information form to keep information up to date. (others will do this as well at the up coming meetings)

By-Law Review

-Members reviewed the By Laws and Rules of Procedure.

Mr. Chairman asked if there were any changes to note.

All members agreed all seemed in order.

Minutes

Mr. Chairman and the rest of the Board Members present agreed to postpone the approval of minutes due to the absence of other members.

Adjournment

Motion: Made by Mr. Chairman

Second: Made by Ms. Winona-MacKinnon

Vote: 3-0-0

Adjourn at 8:08

Respectfully Submitted,

JoAnna Arendarczyk