

**Newton Board of Appeals
2 Town Hall Road
Newton, NH 03858**

MINUTES OF THE MEETING of December 11, 2017

CALL TO ORDER at 7:30 PM by Chair Tom McElroy

ROLL CALL: Chair Tom McElroy, Vice Chair Alan French, Jack Kozec and Alternate Frank Gibbs.

Mr. McElroy appointed Frank Gibbs a voting member in the place of Mr. Cardoso.

In attendance: Stephen Goodwin, Applicant and Ken Collins, Abutter

ACCEPTANCE OF MINUTES: A motion to accept the minutes of the meeting of November 13, 2017 was made by Mr. Kozek. Second by Mr. French. Motion carries 3-0 with Mr. Gibbs abstaining.

**New Business: Application for Variance – Location on Lot (Setback)
 Stephen Goodwin
 20 Crane Crossing Road
 Map 7 – Block 3 – Lot 6**

Mr. McElroy opened the public hearing.

Mr. Goodwin addressed the Board. He stated he was requesting a variance of 21.9' to extend his garage by 4'. He is planning to demolish the existing garage and replace it with a 20' x 20' garage. He said the front of the garage is not changing. The overall footprint will be the same. He said the variance is necessary because his lot is non-conforming. Mr. Goodwin is requesting a 21.9 ft. variance for the closest part of the structure to the lot line. Mr. Collins, an abutter, said he has no problem with the variance.

Mr. McElroy went through the criteria, and the BOA members voted unanimously that the variance would not violate the town's zoning objectives; the variance will not be contrary to the public interest or threaten the public

health, safety or welfare; and the variance will not alter the character of the neighborhood or diminish the surrounding property values.

Mr. Kozek made a motion to approve the variance request of 21 feet, 9 inches (21.9 ft) on the west side of the property as presented on the November 28, 2017 site plan 0252, prepared by Plaistow Consultants for 20 Crane Crossing Road, Newton, NH, to allow for a 20' x 20' garage. Mr. French second with unanimous vote. Motion carries.

Mr. McElroy informed the applicant that the public has a thirty day opportunity to respond to the variance, but that Mr. Goodwin was free to apply for his building permit.

Mr. McElroy closed the public hearing.

Correspondence: none

Mr. McElroy stated that within the past month or two both the NH House and Senate approved a law stating that every Board of Appeals in the State of NH must vote on each criteria individually. Up until now it's been up to the towns. The Newton BOA reviews the criteria at each hearing.

At 7:55 PM, a motion to adjourn was made by Mr. Kozec. Second by Mr. French. All in favor. Motion carries.

Meeting adjourned at 7:55 PM.

NEXT MEETING will be Monday, January 8, 2018 at 7:30 PM.

Respectfully submitted,

Gail M. LeBlanc, Secretary
Board of Appeals

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December 11, 2017

NOTICE OF DECISION

A Public Hearing for Stephen Goodwin, 20 Crane Crossing Road (Map 7 Block 3 Lot 6) was held on Monday, December 11, 2017 at 7:30 PM in the Town Hall, South Main Street, Newton, NH, to act on the request for a variance of 21.9 feet (21'9") to replace the current garage. The variance is necessary due to non-confirming lot size.

The Board voted unanimously to grant the requested variance.

Mr. Kozek made a motion to approve the variance request of 21 feet, 9 inches (21.9 ft) on the west side of the property as presented on the November 28, 2017 site plan 0252, prepared by Plaistow Consultants for 20 Crane Crossing Road, Newton, NH, to allow for a 20' x 20' garage. Mr. French second with unanimous vote.

Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty (30) days of this notice. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The motion for a rehearing must set forth all the grounds on which you will base your appeal.

See New Hampshire Statutes, RSA Chapter 677, for details.