

**Zoning Board of Adjustment  
December 27, 2018 6:30 PM  
Board of Selectmen's Room/Municipal Building  
15 Sunapee Street/Newport, NH**

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**PRESENT:** Melissa Saccento, Chairman; Jeffrey Kessler, BOS Representative; Beth Cassorla, Ben Nelson and Tim Beard, Alternate

**ABSENT MEMBERS:** David Lain, Vice Chairman; Virginia Irwin, Alternate; Scott McCoy, Alternate

**VIDEOGRAPHER:** Nancy Meyer, NCTV

**STAFF PRESENT:** Liz Emerson, Zoning Administrator

**COMMUNITY MEMBERS PRESENT:** none

**CALL TO ORDER:** Chairman Saccento called the meeting of the ZBA to order at 6:32 p.m. and introduced the sitting Board members. Mr. Tim Beard was appointed to sit for Mr. David Lain.

**ADMINISTRATION:**

Rehearing Case #1070

Ms. Emerson addressed the Board and stated that Case #1070 was the case concerning 135 Beech Street and the proposed assisting living facility. Applicant Ann Campbell had asked for (and was granted) a rehearing. Ms. Emerson had not heard back from them. The applicants had ten more days to announce yea or nay to go forward with the rehearing. When asked, she told the Board the applicants had 30 days from the ZBA rehearing decision.

Case #1071

Ms. Emerson told the Board that the case was concerning Robert Howard asking for a Variance. Mr. Howard has not paid the fees to reissue the abutters' notices. The office was waiting for the payment. If Mr. Howard did not follow through, the Zoning Office would have to take administrative actions.

Ms. Emerson answered all questions from the Board members.

**MINUTES:** November 8, 2019; November 29, 2018

Minutes of November 8, 2018

On a motion by Mr. Kessler, seconded by Chairman Saccento; ***the Board voted to approve the minutes of the November 8, 2018 meeting as presented. The motion passed 3-0-2 (Cassorla and Beard abstained).***

Minutes of November 29, 2018

On a motion by Mrs. Cassorla, seconded by Mr. Beard; ***the Board voted to approve the minutes of the November 29, 2018 meeting as presented. The motion passed 4-0-1 (Nelson abstained).***

The applicant/agent for Case #1070 had not arrived at the meeting. Ms. Emerson left the meeting to check her emails to see if they had cancelled.

*The ZBA members discussed Case #1070 and the RSAs around the rehearing the Case.*

**Case #1072: Estate of William Ruger (Owner) Carolyn Vogel and Celina Barton (Agents):** requests a Special Exception as provided for in Article II Section 206.2 of the Zoning Ordinance and specifically the provision to permit the use of a membership clubhouse. The property is identified as Map 212 Lot 017 and is located at 2 Croydon Brook Road in the Rural (R) Zoning District.

Since there was no representation for Case #1072, the ZBA discussed whether to table or re-notice the hearing. It was decided to contact the applicant and have the case either re-noticed or withdrawn. If the applicant wants the case re-noticed it will be heard on Thursday, January 24, 2019 at 6:30 p.m.

On a motion by Mr. Nelson, seconded by Mrs. Cassorla; ***the Board voted to adjourn at 6:46 p.m. The motion passed 5-0-0.***

Respectfully submitted,

Maura Stetson, Scribe

Approved on: January XX, 2019