 **NEWMARKET Zoning BOARD OF ADJUSTMENT**Monday, August 8, 2022  
TOWN COUNCIL CHAMBERS  
7:00 PM

**Present:** Bob Daigle (Chair), Wayne Rosa (Vice Chair), David Evans (Zoning Administrator), James Drago, Henry Smith (Alternate), and Al Zink  
**Absent:** John Greene (Alternate) and Steve Minutelli   
  
The Chair called the meeting to order at 7:00 PM **[time on DCAT 10:00]  
  
#1 Pledge of Allegiance**The Chair appointed **Henry Smith (Alternate)** as a voting member this evening.  
The voting members this evening include: **Bob Daigle, Wayne Rosa, James Drago,   
Henry Smith,** and **Al Zink.**  
**#2 Review and Approval of Minutes [time on DCAT 10:46]**a. June 27, 2022 **Motion: Al Zink** made a motion approve the draft minutes of June 27, 2022.   
**Second: James Drago  
Discussion**: None  
**Vote: Approved 4-0-1** (**Henry Smith** abstained)  
 **#3 Regular Business**Read by the Chair:  **[time on DCAT 11:35]  
a. There will be a public hearing for an application for a Special Exception as provided in Section 32-5(2) Nonconforming Structure to permit the construction of a 400 sq. ft. addition off of the northwest side of the existing house, requested by Ryan & Alyssa Conary. The addition will be located 29’ from the road, where a 40’ setback from the road is allowed. The property is located at 109 Langs Lane, Tax Map R5, Lot 27-3, R1 Zone.**The Zoning Administrator verified to the Chair that all abutters have been notified.   
  
Mr. Ryan Conary is present this evening to discuss the application before the Board. Hecame forward to give a brief history of his life prior to moving to Newmarket in 2019 and his growing family needs for more room in the existing home. He described the interior layout of the home which is a 1½ story Cape Cod style home built in 1700. They cannot place the designed addition to the back of the house because of septic system.  
The Chair opened the meeting to public comment at 7:08 PM. **[time on DCAT 16:54]**The Chair asked Mr. Conary if had spoken to any of this abutters. He noted that he had not but he has not heard from anyone regarding the proposed addition. Henry Smith asked about the placement of the addition. The members asked about flooding in the area. The applicant has not experienced any flooding of the property.  
Hearing no comments, the Chair closed comment at 7:12 PM. **[time on DCAT 20:39 ]**The Chair asked members for comments. Al Zink believes that this looks like a very reasonable application and he asked why the addition was placed back from the front of the house. Mr. Conary said that this was done purely for design purposes so the house doesn’t appear to be one long front facing the street. Wayne Rosa asked if the building inspector advised him of the septic requirements and if a new design would be required. Mr. Conary was aware of the requirement and is speaking with the builder about coming forward with a plan to update the septic system. The Chair believes that the criteria for special exception has been met by the applicant’s responses in the application.  
  **Special Exception: [time on DCAT 22:35]   
Motion: Al Zink** made a motion to approve the application for a Special Exception  
as provided in Section 32-5(2) to permit the construction of a non-conforming structure of 400 sq. ft. off of the northwest side of the existing house as requested by Ryan & Alyssa Conary. The addition will be located 29’ from the road, where a 40’ setback from the road is allowed. The property is located at 109 Langs Lane, Tax Map R5, Lot 27-3, R1 Zone. The findings of fact include the Applicant’s Submission and the Staff Report. **Second: Wayne Rosa  
Discussion:** None  
**Vote: Approved Unanimously by Roll Call   
  
  
#4 New/Old Business [time on DCAT 25:20}**There was no new or old business this evening.  
**#5 Adjourn [time on DCAT 25:34]  
  
Motion: Henry Smith** made a motion to adjourn. **Second: James Drago   
Discussion:** None  
**Vote: Approved Unanimously 5-0-0** The meeting was adjourned at 7:18 PM. **Respectfully submitted,  
  
Sue Frick, Recording Secretary**

**DCAT: https://videoplayer.telvue.com/player/XSekkdEeRsk0JHQVHAvKJVka7\_5VjxKP/videos**