**NEWMARKET ZONING BOARD OF ADJUSTMENT MEETING**

**NOVEMBER 26, 2018**

**MINUTES**

Present: Chris Hawkins (Chairman), Bob Daigle (Vice Chairman), Wayne Rosa, Richard Shelton (Alternate)

Absent: James Drago, Steve Minutelli (Alternate)-both excused

**Agenda Item #1 - Pledge of Allegiance**

**Agenda Item #2 - Review & Approval of Minutes: 11/05/18**

 **Action**

 **Motion: Bob Daigle made a motion to approve the 11/05/18 minutes**

 **Second: Wayne Rosa**

 **Vote: All in favor**

**Agenda Item #3 - Regular Business**

**Joseph V. Deninger - Public hearing for an application for a Special Exception, reference Section 32-234 of the Newmarket Zoning Ordinance, to allow an accessory apartment to be built attached to a new single family home. The property is located at 28 Neal Mill Road, Tax Map R7, Lot 4-4, R1 Zone.**

Chairman Hawkins appointed Richard Shelton to fill in for James Drago.

Chairman Hawkins stated the Board members have looked at the material submitted. He asked Joseph Deninger if he had anything he would like to add or expand on at this time. Mr. Deninger stated he did not have anything additional, unless anyone had questions or needed more information.

***Chairman Hawkins opened the public hearing.***

There were no public comments.

***Chairman Hawkins closed the public hearing.***

Bob Daigle asked if he had a septic design yet. Mr. Deninger stated it was completed and he had a well location.

Chairman Hawkins stated they normally have a Board consisting of five voting members. Tonight there is four. He explained the application would need three affirmative votes for approval and gave Mr. Deninger the option of waiting until a five member board could be present. Mr. Deninger chose to proceed with four members.

Chairman Hawkins stated they adopt the application as the findings of the Board and would entertain a motion to approve the application as submitted.

**Action**

**Motion: Bob Daigle stated, since the** **application meets all of the conditions of the Special Exception, he makes a motion that they approve it**

 **Second: Wayne Rosa**

 **Vote: All in favor**

**Agenda Item #4 - New/Old Business**

None.

**Agenda Item #5 - Adjourn**

 **Action**

 **Motion: Bob Daigle made a motion to adjourn**

 **Second: Wayne Rosa**

 **Vote: All in favor**

**The meeting was 6 minutes 33 seconds long.**