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Zoning Board of Adjustment

March 27, 2023 at 7:00 PM  
 Town Council Chamber  
 **MEETING MINUTES  
  
 Approved May 1, 2023**  
**Present:** Bob Daigle (Chair), Wayne Rosa (Vice Chair), James Drago,   
Al Zink, and David Evans (Zoning Administrator).  
**Absent:** Steve Minutelli, John Greene (Alternate), and Henry Smith (alternate)  
  
The Chair called the meeting to order at 7:00 PM. [time on DCAT 3:37]  
  
 **#1 Pledge of Allegiance**

The Chair announced that Paszec Investors, Inc. (item b. under regular business on the agenda) have withdrawn their application for approval of variances for the property located at 3 North Main Street, Tax Map U2, Lot 286, B1 Zone. No further action is required by the ZBA at this time.  
 **#2 Acceptance of Minutes** [time on DCAT 4:15] *February 27, 2023:*With the abstentions of **James Drago** and **Wayne Rosa,** the approval of minutes was postponed until a quorum to approve is present.  
 **#3 Regular Business**   
Read by Chair: [time on DCAT 4:46]   
**a. Lela Love - There will be a public hearing for an application for a Special Exception as provided in Section 32-5(2) of the Newmarket Zoning Ordinance, requested by Lela Love, Nicole Doppelt & Chris Popov, to permit the construction of a 10’ x 21’ screened porch on the southeast corner of the house within the setback allowed. The property is located at 230 Bay Road, Tax Map R1, Lot 36, R1 Zone.**Lela Love rose to speak about the application submitted for a Special Exception. Bruce Burdick, Farm Caretaker, was also present to answer questions or concerns. The home was built in the 1700’s with an addition being added 100 years later. In the 1940’s a garage was added. A special exception is requested because the garage and the porch would be too close to the road as it currently exists (not as it was when the house was built). She is requesting a screened porch as an extension of the current unscreened porch. The new porch will not have a door into the house. Access will only be from outside the back kitchen door and up some stairs and from the existing non-screened porch. The new screened porch will be 100’ from Bay Road. She thanked the Zoning Administrator for his help with the application process.  
 The Chair opened the meeting to public comment at 7:10 PM. [time on DCAT14:47]  
  
The Zoning Administrator confirmed to the Chair and members that nothing about this addition of a screened porch increases the non-conformity of the property.  
  
The Chair closed public comment at 7:14 PM. [time on DCAT 17:22  
  
The Chair mentioned that the addition does not have any adverse effect on the surrounding properties and members added that this addition of a screened porch will only add their enjoyment of the property situated on this New England “buggy” seacoast area abutting Great Bay.  
  **Action**  
**Motion: James Drago** moved to approve the Special Exception application from Lela Love, Nicole Doppelt, and Chris Popov petitioning the Zoning Board of Adjustment for approval under 32-5(2)(a) of the Municipal Code of the Town of Newmarket to permit the horizontal expansion of a nonconforming structure by constructing a 10’ by 21’ screened porch on the southeast corner of the house at 230 Bay Road (Tax Map R1 Lot 36) within the R1 zoning district, as the application satisfies the enumerated standards, pursuant to Sec. 32-5(2)(a) of the Municipal Code of the Town of Newmarket, New Hampshire.  
**Second: Wayne Rosa  
Discussion:** none  
**Vote: Unanimously Approved**The Zoning Administrator spoke to Mr. Burdick, the Farm Caretaker of the property, that the building permit application was pending, but with the approval this evening by the ZBA, he will approve the building permit and make it available tomorrow morning. **\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*#4 New/Old Business**  [time on DCAT 22:58]   
***Election of Chair and Vice-Chair for 2023-2024:***  
**James Drago** offered nominations of **Robert Daigle** for Chair and **Wayne Rosa** for Vice-Chair. There were no other nominations and neither nominee objected.

**Action**  
**Motion: James Drago** moved to appoint **Robert Daigle** to serve as Chair and **Wayne Rosa** to serve as Vice-Chair for 2023-2024. **Second: Al Zink  
Discussion:** none  
**Vote: Approved 3-1-0** The Chair loudly voted NO, but he thanked everyone and agreed to continue as Chair. All members present thanked **Bob** for his continued service!

**#5 Adjournment**  [time on DCAT 24:44]  
  
**Motion: James Drago** moved to adjourn the meeting at 7:21PM. **Second: Al Zink  
Discussion:** none  
**Vote: Unanimously Approved**Respectfully submitted,  
   
Sue Frick  
Recording Secretary

DCAT:  
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