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 Zoning Board of Adjustment

October 9, 2023 at 7:00 PM  
 Town Council Chambers  
 **APPROVED MEETING MINUTES**  
**Present:** Bob Daigle (Chair), Wayne Rosa (Vice-Chair), David Evans (Zoning Administrator), Henry Smith (Alternate), James Drago, and Al Zink  
**Absent:** Steven Minutelli  
   
The Chair called the meeting to order at 7:00 PM. [time on DCAT 4:11]  
  
The Chair appointed **Henry Smith** (Alternate) as a voting member.   
  
The five voting members this evening will be: **Bob Daigle, Wayne** **Rosa**,

**Henry Smith, James Drago,** and **Al Zink.**  
 **1. Pledge of Allegiance  
  
2. Acceptance of Minutes**  **a.** *July 10, 2023* **Action   
Motion: Al Zink** moved to approve the Draft Minutes of July 10, 2023 as written. **Second: Henry Smith  
Discussion:** none  
**Vote: Approved 3-0-2** (**Bob Daigle** & **James Drago** abstained**)**  
**b***. August 7, 2023* **Action   
Motion: James Drago** moved to approve the Draft Minutes of August 7, 2023 as   
 written.  
**Second: Wayne Rosa  
Discussion:** none  
**Vote: Approved 3-0-2** (**Al Zink** & **Henry Smith** abstained**)**  
**b.** August 14, 2023 **Action   
Motion: Al Zink** moved to approve the Draft Minutes of August 14, 2023 as  
 written.  
**Second: Wayne Rosa  
Discussion:** none  
**Vote: Approved 4-0-1** (**Henry Smith** abstained**)**  
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**3. Regular Business**  [time on DCAT 7:52]Read by the Chair:  
**a. There will be a public hearing for a variance request by Christopher Alexandrou for property located at 75 Exeter Road, Tax Map U3, Lot 135, located in the B1 Zoning District. The applicant is seeking a variance from Newmarket Town Ordinance Section 32-124(2)b to permit the installation of a sign above the top of the exterior wall but below the roof line in order to utilize the pre-existing sign infrastructure.  
  
Mr. Christopher Alexandrou** rose to address the members regarding his variance request. He provided an explanation for the sign along with a photoshopped picture to help with visualization. The electrical hardware already exists on the roof top from the previous owner. If he removed it from the roof, it would likely require replacing the entire roof otherwise leaks may occur in the future.  
The Chair opened the meeting to public comment at 7:07 PM. [time on DCAT 9:17]  
 **Dave** reported to the Board that the public hearing was noticed and abutters were notified.   
 **Mr. Michael Pelczar**, owner of Pelczar Funeral Home LLC, is a direct abutter and he wanted to encourage the Board to approve the variance as this will enhance the restaurant and the area in general.   
  
The Chair opened the discussion amongst members. **Henry** had a question about hardship given he has a very nice sign out by the road.  
**Dave** reported that no letters or emails have been received from the public.   
  
The Chair closed public comment at 7:09. [time on DCAT 11:17]  
  
**Variance Request:**   
There was more conversation and the members considered the 5 criteria for approval.  
  
 **Action**  
**Motion: James Drago** made a motion to grant a variance request from Christopher Alexandrou, petitioning the Zoning Board of Adjustment for relief from Section 32-124(2)b of the Municipal Code of the Town of Newmarket, New Hampshire to permit the installation of a sign above the top of the exterior wall but below the roof line in order to utilize the pre-existing sign infrastructure on real property with an address of 75 Exeter Road (Tax Map U3, Lot 135) within the BI zoning district, as the petition satisfies the 5 part test of the variance statue, pursuant to RSA 674:33. **Second: Wayne Rosa  
Discussion:** none  
**Vote: Unanimously Approved Roll Call 5-0-0  
  
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4. New/Old Business** [time on DCAT 18:55]There was no new/old business to consider this evening.  
  
**5. Zoning Administrator’s Report**  
**Dave** wished to discuss the current noticing fee for newspapers. Right now the fee is $75.00. However, the actual cost is an average of $125.00. He has checked with Town staff, and because the fees are posted in the application and not approved by the TC as an RSA, the Board may adjust the fees as necessary. The Board would simply adopt a change in the application.  
  
Read by the Chair and to be discussed. [time on DCAT 23:10]  
“Resolution for the Newmarket Zoning Board of Adjustment: whereas the current newspaper noticing fee is $75.00 and, whereas, the State of New Hampshire requires notice of a public hearing in either a local newspaper or a newspaper of general circulation and, whereas, the current cost to notice a public hearing averages $125.00 per notice and, whereas, the schedule of fees for the Newmarket Zoning Board of Adjustment is published in the application to appear before said Board and, whereas, changes to the application to appear before the Newmarket Zoning Board of Adjustment may only be made through resolution pursuant to the rules of procedure, be it resolved that the Newmarket Zoning Board of Adjustment amends the current application to update the newspaper notice fee to $125.00.”  
  
 **Action**  
**Motion #1: Al Zink** made a motion to adopt the Resolution for the Newmarket Zoning Board of Adjustment: whereas the current newspaper noticing fee is $75.00 and, whereas, the State of New Hampshire requires notice of a public hearing in either a local newspaper or a newspaper of general circulation and, whereas, the current cost to notice a public hearing averages $125.00 per notice and, whereas, the schedule of fees for the Newmarket Zoning Board of Adjustment is published in the application to appear before said Board and, whereas, changes to the application to appear before the Newmarket Zoning Board of Adjustment may only be made through resolution pursuant to the rules of procedure, be it resolved that the Newmarket Zoning Board of Adjustment amends the current application to update the newspaper notice fee to $125.00.  
**Second: Wayne Rosa  
Discussion:** The members discussed an increase to $150.00.  
 **Al Zink** accepted a friendly amendment to the motion to change $125.00 to $150.00 in two places. **Motion #2: Al Zink** made a motion to adopt the Resolution for the Newmarket Zoning Board of Adjustment: whereas the current newspaper noticing fee is $75.00 and, whereas, the State of New Hampshire requires notice of a public hearing in either a local newspaper or a newspaper of general circulation and, whereas, the current cost to notice a public hearing averages $150.00 per notice and, whereas, the schedule of fees for the Newmarket Zoning Board of Adjustment is published in the application to appear before said Board and, whereas, changes to the application to appear before the Newmarket Zoning Board of Adjustment may only be made through resolution pursuant to the rules of procedure, be it resolved that the Newmarket Zoning Board of Adjustment amends the current application to update the newspaper notice fee to $150.00. **Second: James DragoenryH  
Discussion:** none  
**Vote: Unanimously Approved 5-0-0**All members signed the approval form provided by **Dave.**  
 **6. Adjournment** [time on DCAT 28:35]  
  
 **Action**  
**Motion: James Drago** moved to adjourn the meeting at 7:26 PM. **Second: Henry SmithenryH  
Discussion:** none  
**Vote: Unanimously Approved 5-0-0**Respectfully submitted,  
   
Sue Frick  
Recording Secretary

DCAT:  
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