

Town of Newington, NH
ZONING BOARD OF ADJUSTMENT

Meeting Minutes – August 1, 2011

Call to Order: Chair Matt Morton called the August 1, 2011 meeting at 7:00 PM.

Present: Matt Morton, Chair; Ted Connors; Ralph Estes; Steve Prefontaine; and Planning Board Rep, Mike Marconi, Jane Kendall, Recorder

Absent: John Frink

Public Guests: James Byrd; Penny Wright with Wright Choice Septic; Phil and Sandy Sweeney; Justin and Jessica Webber

1) Public Hearings:

Request by James Byrd for a variance from setback provisions of Article VI of Zoning Ordinance in order to permit construction of a garage and retaining wall at 110 Patterson Lane, Tax Map 14, Lot 11.

Applicant, James Byrd came before the ZBA requesting a setback variance for a two-car garage on a cement slab with a family type room above without any additional bathroom or bedroom. Penny Wright of Wright Choice Septic presented drawings to the board, explaining the aeration pretreatment septic plan to accommodate the dense clay in the area, as well as the retaining wall, and driveway plan to allow access for fuel deliveries and emergency vehicles if needed.

Planning Board Representative, Mike Marconi asked the applicant why they were using asphalt instead of gravel. Mr. Byrd said oil deliveries require pavement for ease of plowing access. Ms. Wright added that they planned on using permeable asphalt for better drainage and less storm water runoff. Mr. Byrd said he needed to get pricing on for specific pavement materials.

Board Chair, Matt Morton asked if air was pumped into the septic system and if it would be serviced yearly. Ms. Wright said it would have air pumped in for aeration, and after inspection the first year, it would be determined what the appropriate maintenance schedule should be, whether biannually, annually or every other year. Mike Marconi asked if the applicant could have the septic maintenance company notify the Town whenever regular maintenance was done.

Chair Morton then invited abutters to present any concerns or questions they might have.

Justin Webber asked if the sidewalk would remain, and Mr. Byrd said it would be restored upon completion of construction. Mr. Byrd said water would be the biggest issue, so would be separated during construction, and then restored or improved upon completion. Mike Marconi asked how long the Webbers would be out of water service. Mr. Byrd said Chris-Co Construction had suggested it would be a couple of hours.

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Chair Morton then closed the public hearing and opened up the discussion to the Board.

Board member, Ralph Estes said he reviewed the site and it looked like the septic installation, and separating the utilities would be an improvement for the applicant and neighbors.

Chair Morton said he would like to discuss a date of construction completion to be included as a stipulation in the motion.

Ms. Wright said the application had conditional approval, and they were expecting final approval by the end of August before they could begin. Mr. Byrd said he hoped they could begin the garage in November.

Ralph Estes asked the applicant what he considered the outside time. Mike Marconi said the Planning Board usually stipulated that construction be done in one year, and for applicants to return to the Board for an extension if needed, with a goal of completion within two years.

Mike Marconi then motioned to approve James Byrd's building of a garage, retaining wall, pervious pavement, and septic system with yearly maintenance at his 110 Patterson Lane, Tax Map 14, Lot 11, to be completed in one year, based on acceptance of state wetlands and septic system approval. Board member, Steve Prefontaine seconded the motion, and all were in favor.

Minutes: Mike Marconi motioned to approve the Zoning Board Minutes of June 13, 2011. Ted Connors seconded the motion, and all members voted in favor.

Adjournment: Matt Morton motioned to adjourn. Mike Marconi seconded, and all were in favor. The meeting adjourned at 7:30 p.m.

Respectfully
Submitted by: Jane K. Kendall, Recording Secretary