

DRAFT



TOWN OF
NEWMARKET
NEW HAMPSHIRE

Zoning Board of Adjustment

September 8, 2025 7:00 PM

Town Council Chambers

DRAFT MEETING MINUTES

Present: Bob Daigle (Chair), James Drago, Al Zink, Dylan Toooh, David Evans (Zoning Administrator)

Absent: Wayne Rosa (Vice-Chair)

The Chair called the meeting to order at 7:02 PM.

The voting members will be: **Bob Daigle, Wayne Rosa, James Drago, Dylan Toooh, and Al Zink.**

1. Pledge of Allegiance

2. Acceptance of Minutes

a. July 14, 2025

b. August 11, 2025

Action

Motion: **James Drago** moved to continue the minutes of July 14, 2025 and August 11, 2025.

Second: **Al Zink**

Discussion: None

Vote: **4-0-0**

3. Regular Business

- a. Public hearing for a Variance request by John Wilson seeking relief from Town Code Section 32-158(d)1 to permit the expansion and relocation of deck stairs on real property with an address of 2 ½ North Main Street (Tax Map U2, Lot 276) in the B1 Zoning district.

The Chair read the above into the record.

Dave corrected that it is now the VC Zoning district.

The Chair also noted that there are only four members present and that applicants are entitled to five members if they wish to continue the meeting until all members are present.

John Wilson, owner and applicant, introduced that they are looking to move the stairs to come down to a landing and then down to the grass from the opposite side of where there are currently stairs now.

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Public comment was opened at 7:07 PM.

The Chair asked about the measurements included in the materials provided;
Mr. Wilson explained that it was from the Shoreland permit that needed to be submitted with the state, and included it in case it would be helpful for this application as well.

Dave clarified that it is building in the flood plain, not the wetlands.

Mr. Wilson clarified that the deck for the landing is 12' by 12', with an additional 3' of footprint for the stairs area. The current existing stairs are very steep, so with the landing it will be more gradual and safer.

Public comment was closed at 7:10 PM.

Action

Motion: **James Drago** moved to grant a variance request from John Wilson seeking relief from Town Code Section 32-158(d)1 to permit the expansion and relocation of deck stairs within the 100-year flood plain real property with an address of 2 1/2 North Main Street (Tax Map U2, Lot 279) in the VC zoning district, as the petition satisfies the 5 part test of the variance statute, pursuant to RSA 674:33, and the three additional criteria established by Town Code Section 32-158(e)1. Pursuant to Town Code Section 32-158(e)2, the Newmarket Zoning Board of Adjustment notifies the applicant that: (a.) The issuance of a variance to construct below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage; and (b.) Such construction below the base flood level increases risks to life and property. Such notification shall be maintained as part of the variance application record. The Newmarket Zoning Board of Adjustment further instructs the Zoning Administrator to include the aforementioned notifications in the written notice of decision.

Second: **Al Zink**

Discussion: None

Vote: **Approved 4-0-0**

- b. Public hearing for a Variance request by Rhonda Caram and Derek Yeager seeking relief from Town Code Section 32-89 Dimensions Table to permit the proposed addition to encroach 4 feet into the side setback on real property with an address of 17 Langs Lane (Tax Map R5, Lot 14) in the R1 Zoning District.

The Chair read the above into the record.

Derek Yeager and **Rhonda Caram** introduced themselves as the owners and applicants. They are looking to construct a 24' by 36' 2-car garage, with an ADU on the second floor, that will encroach in the setback by 4'.

Public comment was opened at 7:14 PM.

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AI asked why it cannot go on the other side of the house; **Mr. Yeager** explained that if it were to go on the other side, there is a bulkhead, as well as the driveway would be right across from a street curb cut for Candice Lane, making it dangerous to enter and exit the driveway. The proposed width is also necessary for fitting two cars comfortably.

Public comment was closed at 7:18 PM.

Action

Motion: **James Drago** moved to grant a variance request from variance request by Rhonda Caram and Derek Yeager seeking relief from Town Code Section 32-87 Dimensions Table to permit an addition to encroach 4 feet into the side yard setback on real property with an address of 17 Langs Lane (Tax Map R5, Lot 14) in the R1 zoning district, as the petition satisfies the 5 part test of the variance statute, pursuant to RSA 674:33.

Second: **AI Zink**

Discussion: None

Vote: **Approved 4-0-0**

4. New/Old Business

a. Zoning Administrator Items

Dave reminded members that the town attorney, **Eric Maher**, will be present at the next meeting to discuss variances and any other topics members are interested in learning more about. That session would be after any regular business.

5. Adjournment

Action

Motion: **James Drago** moved to adjourn the meeting at 7:22 PM.

Second: **Dylan Tooch**

Discussion: None

Vote: **Approved 4-0-0**

Respectfully submitted,
Bridgette Grotheer
Land Use Administrator

DCAT:

https://videoplayer.telvue.com/player/XSekdEeRsk0JHqVHAvKJVka7_5VjxKP/videos