

(Approved) **MINUTES OF THE NEW CASTLE ZONING BOARD OF ADJUSTMENT**  
**Tuesday, March 19<sup>th</sup>, 2024 – 7:00 p.m. (Macomber Room)**

**Members Present:** Todd Baker, Chair; John Fitzpatrick; Mark Gardner; Rebecca Goldberg; Rich Landry; Ben Lannon.

**Members Absent:** Alyson Tanguay; Matt Taylor.

**Others Present:** David Severance.

Chair Baker called the meeting to order at 7:00 p.m. Voting members of the Board are Mr. Gardner, Mr. Lannon, Mr. Landry, Mr. Fitzpatrick, and Chair Baker.

**1. Request for Rehearing of Variance Applications for Kittery Point Yacht Club, Case 2024-1. The New Castle Select Board through its attorney has requested and moved for rehearing of the decisions by the New Castle ZBA on January 23, 2024 with respect to the variance application filed by the Kittery Point Yacht Club. The Board will vote to determine whether to accept the Request for Rehearing. If the Request for Hearing is approved, the Hearing will take place at a future time and date certain.**

Mr. Gardner recused himself, as he is a member of the Kittery Point Yacht Club. Chair Baker noted that the Select Board has raised some issues about the variance requests that were approved, and they are requesting a rehearing. Chair Baker felt that since the Select Board are the duly elected leaders of this community and they have some issues with the application, it should be reheard. ZBA members agreed that it is a good idea to rehear the case based on the memoranda submission by the Select Board attorney.

Mr. Lannon motioned to grant the rehearing request of the variance applications for Kittery Point Yacht Club, Case 2024-1. Mr. Landry seconded. Motion carried unanimously by a vote of five to zero. The case will be reheard on Tuesday, April 23, 2024 at 7:00 p.m. at the Macomber Room.

**2. New Business.**

Chair Baker stated that the Board received an appeal of an administrative order regarding a retention wall built along New Castle beach. An abutter has filed an appeal of an administrative order regarding the Building Inspector's issuance of a shoreland permit. Chair Baker announced that the ZBA will hear the appeal on Tuesday, April 9<sup>th</sup> at 7:00 p.m. in the Macomber Room.

**3. Approve Minutes.**

Mr. Gardner moved to accept the February 2024 minutes as submitted. Mr. Fitzpatrick seconded. The motion carried unanimously.

**4. Set Date of Next Meeting.**

Chair Baker announced that the next Zoning Board of Adjustment meeting will be held on Tuesday, April 9, 2024 at 7:00 p.m. at the Macomber Room. A site walk is scheduled for Tuesday, April 23 at 5:45 p.m. at the Kittery Point Yacht Club, and the rehearing of Case 2024-1 will take place following the site walk at 7:00 p.m. at the Macomber Room.

**5. Adjournment.**

There being no further business, Mr. Gardner moved to adjourn the public meeting. Mr. Landry seconded. The motion carried, unanimously, and the meeting adjourned at 7:09 p.m.

Respectfully Submitted,

Meghan Rumph  
*Secretary*