

APPROVED

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**MINUTES OF THE NEW CASTLE ZONING BOARD OF ADJUSTMENT
Tuesday, December 20th, 2022 – 7:00 p.m. (Town Hall)**

Members Present: Todd Baker, Chair; Mark Gardner; Rebecca Goldberg; Ben Lannon; Margaret Sofio.

Members Absent: John Fitzpatrick; Alyson Tanguay; Matt Taylor.

Others Present: None.

Chair Baker called the meeting to order at 7:00 p.m.

1. Case 2022-06. Robert Moores, owner of 224 Wentworth Road, Map 5, Lot 12, has requested a variance from New Castle Zoning Ordinance Section 4.2.1 Article 3 to allow construction of a 24 foot by 24 foot garage. Lot coverage of 2,835 square feet is proposed, where 2,259 square feet of coverage is existing and 2,014 square feet is allowed. A variance from the setback requirement is also requested, as the proposed garage would be five feet from the side and rear setbacks where 15 feet is required. This case was continued from the November 29 meeting.

Chair Baker read a letter from the applicant's attorney, Tim Phoenix, requesting that the hearing be continued to the January 24, 2023 meeting. Attorney Phoenix was recently retained and had a previously scheduled meeting that conflicted with this meeting.

Mr. Gardner motioned to table the application of Robert Moores, 224 Wentworth Road, Map 5, Lot 12, to the next scheduled ZBA meeting. Mr. Lannon seconded. Motion carried unanimously by a vote of five to zero.

2. Approve Minutes.

Mr. Lannon moved to accept the November 2022 minutes as written. Ms. Sofio seconded. The motion carried unanimously.

3. Set Date of Next Meeting.

Chair Baker announced that the next Zoning Board of Adjustment meeting will be held on Tuesday, January 24, 2023 at 7:00 p.m. at the Town Hall.

4. Adjournment.

There being no further business, Ms. Sofio moved to adjourn the public meeting. Ms. Goldberg seconded. The motion carried, unanimously, and the meeting adjourned at 7:02 p.m.

Respectfully Submitted,

Meghan Rumph
Secretary