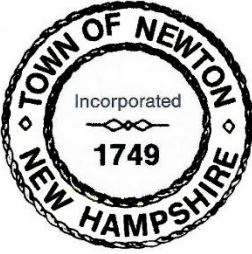


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Newton, NH Zoning Board of Adjustment
2 Town Hall Road
Newton, NH 03858
(603) 382-4405 X315



PUBLIC MEETING MINUTES
August 5, 2026

Meeting was called to order at 6:35 PM

Members in attendance: Chair Kozec, Roger Hamel, Frank Gibbs, Mary Riordan, Alternates Barbara White and James Doggett. Trisha McCarthy and Land Use Administrator were seated at the Admin table.

Pledge of Allegiance was recited.

Named as an alternate for Mrs. White was named Aternate for Ms. McCarthy, and Ms. Riordan was named Alternate for Mr. Silvia.

1. **James Ryan**, 2 Laura Lane, Newton NH 03858; has requested an extension of a 24' x 24' garage addition on his property (**Map 5 Block 5 Lot 2-1**).

After a short discussion regarding the earlier variance application that expired March 7, 2026, the board discussed the retroactive extension and procedural concerns. Consultations were made with Circuit Rider Planner Jennifer Rowden discussing is the extension would be granted. The Board agreed to move forward with the application. Mrs. White made a motion to grant a retroactive extension of the variance to the owner of 2 Laura Lane from March 7, 2026, to March 7, 2027, as all conditions are the same and the outcome has not changed. Mr. Gibbs seconded the motion and a vote was called:

White: Yes

Hamel: No

Gibbs: Yes

Riordan: Yes

Kozec: Yes

The motion carried with 1 Nay, and 4 Yeas and the extension was granted.

2. Jonathan Colon, 34 Smith Corner Road, requests a variance for a driveway on his Property. (**Map 8 Block 3 Lot 9-1**).

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Mr. Colon received a denial for the location of his driveway from Road Agent Mike Pivero. Mr. Colon discussed his concerns and questions regarding the process of being approved for a change in the location of the Approved Plan from the Planning Board. Due to issues with the application and questions of jurisdiction, the board states that the proper procedure would be for Mr. Colon to Apply for an amended site Plan from the Planning board as the Zoning Board lacks the authority to approve any change.

3. James Richards, 141 South Main Street, seeks a variance for the construction of a Swimming Pool. (**Map 13 Block 3 Lot 13**)

Mr. Richards applied for a variance to construct a swimming pool within his property. Due to the proposed location the Zoning Board had questions regarding location of the septic system and boundaries of the neighbors lot. Additionally, lacking a complete application package the board was unable to completely review the application. Board members advised Mr. Richards of the items required to complete the application.

4. Preliminary hearing for S.E.C Associates requesting a Variance for a dwelling addition and Detached Barn at 9 Highland Street (**MAP 11, Block 10, Lot 9-1**).

Tom Schomburg of SEC, Inc. explained the project to add an extension and barn to the property at 9 Highland Street. Questions were opened to the board. Mr. Schomburg departs.

5. **Board Business**

a. Acceptance of Minutes from Earlier Board Meetings. The board agrees to delay and accept the minutes of the 7/1/26 meeting. Mr. Hamel made a motion to delay acceptance until the September 2nd meeting; Mr. Gibbs seconded the motion. A vote was called:

White: Yes

Hamel: Yes

Gibbs: Yes

Riordan: Yes

Kozec: Yes

The motion carried unanimously to delay the approval of minutes until the September 2nd, 2026, meeting.

c. Other Business

Discussion of updates to Board Rules, Documents, and Procedures.

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Chairman Kozec adjourned the meeting at 8:08 PM.

Respectfully Submitted

William Kiechle
Newton Land Use Administrator

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