

Town of Exeter  
Zoning Board of Adjustment  
June 17, 2025, 7 PM  
Town Offices Nowak Room  
Final Minutes

I. **Preliminaries**

**Members Present:** Vice-Chair Laura Davies, Clerk Esther Olson-Murphy, Martha Pennell - Alternate, Laura Montagno – Alternate, and Mark Lemos – Alternate, John Dal Santo - Alternate  
Deputy Town Code Enforcement Officer Barb McEvoy was also present.

**Members Absent:** Chair Robert Prior, Kevin Baum

**Call to Order:** Acting Chair Laura Davies called the meeting to order at 7 PM.

I. **New Business**

- A. The application of Alexander and Margaret Forestiere for a variance from Article 4, Section 4.3, Schedule II for relief from the front and rear yard setback and building coverage requirements; and Article 5, Section 5.3.2 to permit a visual obstruction of 30" (or greater) in height within a 30-foot distance from the intersection of Aspen Way and Woodlawn Circle for the proposed construction of an addition to the existing residence located at 4 Aspen Way. The subject property is located in the R-3, Single Family Residential zoning district and is identified as Tax Map Parcel #54-59. ZBA Case #25-4.

Ms. Olson-Murphy asked if the Board would handle all of the requests at once. Ms. Davies said we can listen to the applicant's presentation and then do separate votes.

Ms. Pennell said she doesn't see Pauline Dorris or the Flanders on Woodlawn Circle as abutters. Ms. Davies said the lots are 65/96 and 65/99. The applicant's representative, Attorney Derek Durban, said he's not sure if they were on the mailing list or not. Ms. Pennell asked if there were receipts from the certified mailing. The applicant's representative said he didn't have those with him. Ms. McEvoy said there were no labels provided for those abutters. Ms. Davies said she doesn't know if the Board can move forward with the application. The applicant's representative asked for a continuance. The applicant, Alexander Forestiere, said they know these abutters well and they don't think they'd have an issue with the project. Mr. Lemos said the abutters could appeal the decision if they haven't been notified. Ms. Davies said we can't consider the matter without proper notification; all the abutters would have to be re-notified. Ms. McEvoy said she could send notice again to the other abutters via regular mail.

The applicant's representative asked what the next possible date for a hearing would be. Ms. Olson-Murphy said the next meeting is July 15. The applicant asked if it could be sooner. Ms. McEvoy said yes, as long as we've

45 given the abutters 10 days' notice and the room is available. The Board decided  
46 to meet again July 1.  
47

48 Ms. Olson-Murphy moved to continue ZBA case 25-4 to the July 1st Zoning Board  
49 meeting. Mr. Lemos seconded. Ms. Davies, Ms. Olson-Murphy, Ms. Pennell, Ms.  
50 Montagno, and Mr. Lemos voted aye, and the motion passed 5-0.  
51

52  
53 **II. Other Business**

54 A. Approval of Minutes: May 20, 2025

55 Ms. Davies said the minutes are lacking line numbers or page numbers. Ms.  
56 McEvoy said she can add them for the next meeting. The minutes were tabled  
57 until July.  
58

59 **III. Adjournment**  
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61 Mr. Lemos moved to adjourn. Ms. Olson-Murphy seconded. All were in favor and the  
62 meeting was adjourned at 7:20 PM.  
63

64 Respectfully Submitted,  
65 Joanna Bartell  
66 Recording Secretary