

NEW DURHAM ZONING BOARD of ADJUSTMENT

Tuesday, September 12, 2023

New Durham Town Hall & ZOOM – 7:00 PM

AGENDA

Town of New Durham is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87434538854?pwd=bHVVaMUt2V3J6b1R1SWQrNmppdUNMUT09>

Meeting ID: 874 3453 8854

Passcode: 955085

One tap mobile

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Technical difficulties please contact Land Use Administrative Assistant, Susan Stillwell at

ndlanduse@newdurhamnh.us or contact Zoning Board.

Disclaimer: If technology fails, the meeting physically occurring will continue at the location above. Town of New Durham offers no security assurances to those connecting via PC to a third-party software and hardware not configured or controlled by our IT Service provider.

- 1. Call to Order**
- 2. Review and Approval of Final Edits to the Procedural Rules for the Town of New Durham Zoning Board of Adjustment**
- 3. Review and Determination for Completion Case #2023-011 an application submitted by John Ratigan, Esquire, DTC Lawyers, on behalf of Peter Rhoades, for properties located at Bennett Road, Tax Map 246, Lot 017 and 018. The applicant is requesting a variance to:**

Article V Section B.1: Dimensional Requirements for Town of New Durham. B. Dimensional Requirements. The following dimensional requirements shall apply to land within the Town of New Durham. 1. Except as noted below, all lots shall have frontage on a Class V or better road meeting the requirements for road frontage of this ordinance. Any subdivision approval of such a lot or lots must pass a percolation test and have state approval for a septic facility prior to a building permit to be issued.

- 4. Review and Determination for Completion Case #2023-012 an application submitted by Jeffrey and Erinn Gilmore, on their own behalf, for property at Merrymeeting Road, Tax Map 110, Lot 008. The applicants are requesting a variance to:**

New Durham Zoning Ordinance Article XX G. Non-Conforming Setbacks The following setbacks are required for Non-Conforming Buildings, land and uses addressed by this Article. 1. Leach fields: a. Not less than ten (10) feet from a lot line, b. Not less than ten (10) feet from the road frontage property line of any road except with the approval of the road agent.

- 5. Review and Approval of Minutes:** August 8, 2023
- 6. Next Meeting: October 10, 2023**
- 7. Adjournment**