

NEW DURHAM ZONING BOARD of ADJUSTMENT

Tuesday, November 14, 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/88243927286?pwd=MnpORWE0YmpBUFJrOEhpNG9mSVZpUT09>

Meeting ID: 882 4392 7286

Passcode: 618914

One tap mobile

+16465588656,,88243927286#,,,,*618914# US (New York)

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 Determination for Completion Case 2023-013** an application submitted by Thomas Varney of Varney Engineering LLC on behalf of Brian Boop and Sonja Leigh for property located at Owl's Head Point Road, Map 108 Lot 048/001. The applicants are requesting Variances to the following within the Shore Front Conservation Area and Steep Slopes Conservation District:

Article VI. General Provisions/Use Regulations for Town of New Durham. C. General Requirements. 3.a.ii. No privy, cesspool, septic tank, or sewage disposal area shall be constructed or reconstructed less than seventy five (75) feet from any well, or from a dwelling other than to which it is appurtenant;

Article VI. General Provisions/Use Regulations for Town of New Durham. C. General Requirements. 3.b.i. No part of a leach field shall be located less than: twenty (20) feet from a property line on a lot less than 80,000 square feet; and

Article XIV Shorefront Conservation Overlay District, Section C: Dimensional Requirements. 5. Lot Coverage: Buildings shall not cover more than 15% of the area of a lot. No more than a total of 20% of the lot area, including buildings, shall be covered by impervious surfaces.

3. Location of New Septic Tanks

4. Review and Approval of Minutes: October 10, 2023

5. Posting File PDF With Agenda.

6. Response from NHMA Regarding Changes to Plans After Approval

7. Grandfathering Discussion:

- Information from October 2023 OEP Program
- Planning Board Chair's Proposed Zoning Ordinance Changes

8. New Mail: Notice of Decision from Planning Board RE: Map 101, Lot 039/008

Notice of Decision from Planning Board RE: Map 102, Lot 017

Notice of Decision from Planning Board RE: Map 240, Lot 048

Notice of Decision from Planning Board RE: Map 264, Lot 017 & 018

9. Next Meeting: December 12, 2023

10. Adjournment