

NEW DURHAM ZONING BOARD of ADJUSTMENT
OCTOBER 28, 2021
New Durham Town Hall & ZOOM – 7:00 PM
AGENDA

<https://us02web.zoom.us/j/88435318628?pwd=eGhreW5lNnZ2cVgvRFRVM28rTTdodz09>

Meeting ID: 884 3531 8628 Password: 857377

Or via telephone number: 1-646-558-8656; Meeting ID: 884 3531 8628 Password: 857377

Technical difficulties contact Land Use Administrative Assistant Robin McClain at ndlanduse@newdurhamnh.us . Assistance with Zoom application please contact Robin McClain 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. Public Rehearing of Case #2021-015 an application submitted by Changing Seasons Engineering PLLC, on behalf of Walter and Carol Shanahan, Tax Map 108 Lot 107, Owls Head Point Road. They are requesting variances to:**
 - Article XXI Section C.1: Non-Conforming Buildings, Land or Uses.** New Buildings and Structures; Alteration and Expansion of Existing Non-Conforming Uses All non-conforming property may be used for new construction of buildings and/or structures (including septic and leach fields) and any non-conforming building may be altered and expanded provided: 1. They conform to Non-Conforming Setback and height requirements below; and,
 - Article XXI Section C.2: Non-Conforming Buildings, Land or Uses. New Buildings and Structures; Alteration and Expansion of Existing Non-Conforming Uses.** All non-conforming property may be used for new construction of buildings and/or structures (including septic and leach fields) and any non-conforming building may be altered and expanded provided. Such expansion does not make any existing lot, structure, or use more non-conforming within the terms of this Ordinance.
- 3. Public Hearing of Case #2021-025 an application submitted by Jones and Beach Engineers, on behalf for Susan Sullivan Glenney of 208 South Shore Road, Map 116 Lot 13. The applicants are requesting variances to:**
 - Article VI Section C.3.a.ii: General Provisions/Use Regulations for Town of New Durham. General Requirements.** 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 XXI Section C.1: Non-Conforming Buildings, Land or Uses. New Buildings and Structures; Alteration and Expansion of Existing Non-Conforming Uses All non-conforming property may be used for new construction of buildings and/or structures (including septic and leach fields) and any non-conforming building may be altered and expanded provided: 1. They conform to Non-Conforming Setback and height requirements below; and,

Article XXI Section C.2: Non-Conforming Buildings, Land or Uses. New Buildings and Structures; Alteration and Expansion of Existing Non-Conforming Uses All non-conforming property may be used for new construction of buildings and/or structures (including septic and leach fields) and any non-conforming building may be altered and expanded provided. Such expansion does not make any existing lot, structure, or use more non-conforming within the terms of this Ordinance.

4. 9:30 PM Review and Approval of the Minutes of:

- August 10, 2021
- August 12, 2021
- September 14, 2021
- October 12, 2021

5. Next Meeting: November 9, 2021

6. Adjournment