

**TOWN OF NEW DURHAM
ZONING BOARD OF ADJUSTMENT**

**AGENDA
December 11, 2018
New Durham Town Hall**

1. Call to Order and Roll Call
2. Review and Approval of Minutes:
 - A. October 23, 2018
 - B. November 13, 2018
 - C. November 15, 2018 - Second Site Walk
 - D. November 26, 2018
3. Continued Public Hearing Case # 2018-009.
4. Review and Acceptance of application for case # 2018-010. The applicant is requesting variances from:
Article V Section E: Flood Hazard Area and Water Body Setbacks.
No new buildings, except for water-related structures, shall be located in a flood hazard area, or less than seventy-five (75) feet from any water body or river.
Article XIV Section C.1.(b) Building Setback: Except for water related structures , all buildings shall be set back a minimum of seventy five (75) feet from the normal high water mark.
Article XXI Sections C.(1) and C. (2): 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
 2. Such expansion does not make any existing lot, structure, or use more nonconforming within the terms of this Ordinance.**Article XXI Section G.2.(B) : Non-Conforming Setbacks**
The following setbacks are required for Non-Conforming buildings, land and uses addressed by this Article
 2. Buildings:
 - b. No new building, except water related structures, shall be located in a flood hazard area, or less than seventy five (75) feet from any water body or river course.

The property is located at Map112 Lot 001 - 288 South Shore Road. If the application is deemed to be complete a Public Hearing may be held.
5. Rules and Procedures discussion
6. Next Meeting: January 8, 2019
7. Discussion involving February 12, 2019
8. Adjournment

*If so voted, the Zoning Board of Adjustment may enter Non Public Session under the Terms and Conditions of
RSA 91-A:3 II a-e*