

NEW DURHAM ZONING BOARD of ADJUSTMENT

June 16, 2023

New Durham Town Hall & ZOOM – 7:00 PM

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/83109868032?pwd=OWhPU1lkMGdSWHBCQXA3ZnJhb2Vadz09>

Meeting ID: 831 0986 8032

Passcode: 916295

One tap mobile: +13017158592,,83109868032#,,,,*916295# US (Washington DC)

+13052241968,,83109868032#,,,,*916295# US

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 Acceptance of Case # 2023-008 an application submitted by Varney Engineering LLC, on behalf of Matthew LoPiano, for property located at 309 South Shore, Map 113 Lot 26 and 69.** He is requesting Variances to:
 - Article V Section D:** Dimensional Requirements for Town of New Durham: Setbacks. No new building shall be less than twenty (20) feet from the road frontage property line of any road or fifteen (15) feet from the property line of an abutter.
 - Article XIV Section C.8:** Dimensional Requirements All development within the Shorefront Conservation Overlay District, whether on conforming or non-conforming lots, shall meet the following requirements. All New Development, as defined in Article III, within this Overlay District, must provide parking for a minimum of four vehicles with dimensions of 9 ft wide by 21 ft long. Parking may be provided on the same lot, or on lots abutting the waterfront property over which the waterfront property owner has an easement.
 - 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. **Review and Approval of the Minutes of:**
 - March 16, 2023
 - May 12, 2023, Non-Public Minutes
 - May 19, 2023
4. **Continued Revisions of the ZBA's Procedural Rules.**
5. **Next Meeting: July 11, 2023**
6. **Adjournment**