



NEW DURHAM ZONING BOARD of ADJUSTMENT AGENDA

April 14, 2020

New Durham Town Hall – 7:00 PM

AGENDA

1. Call to Order

IN LIGHT OF THE COVID 19 (CORONA VIRUS) SOCIAL DISTANCING ADVICE MADE BY THE GOVERNOR AND CDC EMERGENCY ORDER #12 PURSUANT TO EXECUTIVE ORDER 2020-04, THE TOWN OF NEW DURHAM NH FOLLOWING A DECLARATION OF EMERGENCY BY THE ZONING BOARD CHAIRPERSON, IS PROVIDING A MEETING PARTICIPATION VIA TELEPHONE CONFERENCE FOR YOUR SAFETY.

This information is for members and the public to utilize the zoom platform to prepare for future meetings and public hearings.

Join Zoom Meeting: <https://zoom.us/j/769973993?pwd=ek1NSkI3SGZR VytaWkdzVXZlElpQT09>

Meeting ID: 769 973 993 Password: 916395

By phone: 1 301 715 8592 US

Technical difficulties contact Town Administrator Scott Kinmond @ skinmond@newdurhamnh.us, or 603-556-1516.

2. Roll Call

3. Review and Approval of Minutes of January 14, 2020.

4. Election of Officers.

5. Continuation of Review of an Application for Case # 2020-001, submitted by Varney Engineers LLC. on behalf of BJW Enterprises LLC. Mike Wawrzekiewicz. The applicant is requesting Special Exceptions to:

Article VII Section A1, Commercial Use (including Minor Commercial Use) In areas designated “Unconstrained Developable” or “Constrained Developable” on Land Use Suitability Map also see Groundwater Favorability Map

Article XII Section E, Aquifer Protection Overlay District Uses Allowed with Special Exception.

The property is located at Map 250 Lot 138 – 30 Depot Road. If the application is deemed to be complete a Public Hearing may be held.

6. Review and Acceptance of Case # 2020-003 an application submitted by Thomas Varney, Varney Engineering LLC, on behalf of David and Caren Bonisteel. They are requesting variances to: the following:

Article V Section E: Dimensional Requirements Flood Hazard Area and Water Body Setback. 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): Shorefront Conservation Overlay District Dimensional Requirements. Building Setback: Except for water related structures (see below), all buildings shall be set back a minimum of seventy five (75) feet from the normal high-water level.

Article XIV Section C.1 (e): Shorefront Conservation Overlay District Dimensional Requirements. B 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.

Article XXI Section G.2 (b): Non-Conforming Buildings Land or Uses Non-Conforming Setbacks No new building, except for water related structures, shall be located in a flood hazard area, or less than seventy feet (75) feet from any water body or river course

Article XXI Section G.2 (c): Non-Conforming Buildings, Land or Uses Non-Conforming Setbacks The total square footage of all buildings shall not exceed more than fifteen (15) percent of the area of a lot

Article XXI Section G.2 (d): Non-Conforming Buildings, Land or Uses Non-Conforming Setbacks No more than a total of twenty (20) per cent of the lot area shall be covered by all impervious surfaces.

The property is located at Map 119 Lot 038 – 12 South Shore Road. If the application is deemed to be complete a Public Hearing may be held.

7. Review and Acceptance of Case # 2020-004 an application submitted by Terrain Planning & Design LLC, on behalf of Arthur and Challis Krulewitz. They are requesting a variance to: the following:

Article VI Section C.3 General Provisions Use Regulations for Town of New Durham General Requirements Sewage Disposal and Leach field Setbacks. No privy, cesspool, septic tank, or sewage disposal area shall be constructed or reconstructed:

- i. less than one hundred twenty-five (125) feet from the edge of a public water body;

The property is located at Map 112 Lot 001 – 228 South Shore Road. If the application is deemed to be complete a Public Hearing may be held.

8. Review and Acceptance of Case # 2020-005 of an application submitted by Varney Engineering LLC. on behalf of Raymond and Bridget Halpin. The applicant is requesting a variance from:

Article VI Section C.3 (a): General Provisions Use Regulations for Town of New Durham General Requirements Sewage Disposal and Leach Field Setbacks.

- a. No privy, cesspool, septic tank, or sewage disposal area shall be constructed or reconstructed:
 - i. less than one hundred twenty-five (125) feet from the edge of a public water body; or,
 - ii. less than seventy-five (75) feet from any well, or from a dwelling other than to which it is appurtenant.

The property is located at Map 103 Lot 016 - 170 Pine Point Road. If the application is deemed to be complete a Public Hearing may be held.

9. Next Meeting: May 12, 2020

10. Adjournment