

NEW DURHAM ZONING BOARD of ADJUSTMENT

July 11, 2023

New Durham Town Hall & ZOOM – 7:00 PM

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/85404335089?pwd=Z0VJZEMxSTd0NGR5ZFIDZnRLUERSdz09>

Meeting ID: 854 0433 5089

Passcode: 043750

One tap mobile

+16469313860,,85404335089#,,,,*043750# US

+13017158592,,85404335089#,,,,*043750# US (Washington DC)

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. **VOTE: Section H.12 of the ZBA's Procedural Rules**
3. **Review and Possible Vote on Newspaper Notice fees for applicants**
4. **Deliberations and Decision for Case # 2023-007** an application submitted by Thomas W. Warney, PE of Varney Engineering, LLC on behalf of Christine A. Bonoli for property located at 149 Merrymeeting Road, Map 240 Lot 048. The applicant is requesting Variances to:
 - Article VI Section C.3.b (i): General Provisions/Use Regulations for Town of New Durham. General Requirements.** Sewage Disposal and Leach field Setbacks. 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.
 - Article XIV Section C.8: Shorefront Conservation Overlay District** Dimensional Requirements: All development with water frontage or with rights of access to water frontage 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 G.1.a: Non-Conforming Buildings, Land or Uses.** The following setbacks are required for non-Conforming buildings, land and uses addressed by this Article. Leach fields: Not less than ten (10) feet from a lot line. The applicant wishes to replace the septic system and allow for two parking spaces.

- 5. Review and Acceptance of Case # 2023-009 an application submitted by Varney Engineering LLC, on behalf of Mark and Aimee Federico** for property located at 342 South Shore Road, Map 113, Lot 052. The applicants are requesting a Variances to:

Article VI Section C.3.a.i: General Provisions/Use Regulations for Town of New Durham.

General Requirements Sewage Disposal and Leach field Setbacks

- i. No privy, cesspool, septic tank, or sewage disposal area shall be constructed or reconstructed less than one hundred twenty-five (125) feet from the edge of a public water body.

and

Article XIV Section C.8: Dimensional Requirements

8. 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.

The applicants wish to remove the existing cottage and build a new house back from the lake.

- 6. Review and Approval of the Minutes of:**

- June 13, 2023

- 7. Continued Revisions of the ZBA's Procedural Rules**

- 8. Next Meeting: August 8, 2023**

- 9. Adjournment**