



NEW DURHAM ZONING BOARD of ADJUSTMENT AGENDA

May 12, 2020

New Durham Town Hall – 7:00 PM

IN LIGHT OF THE COVID 19 (CORONA VIRUS) SOCIAL DISTANCING ADVICE MADE BY THE GOVERNOR AND CDC, THE TOWN OF NEW DURHAM NH FOLLOWING A DECLARATION OF EMERGENCY BY THE PLANNING BOARD CHAIRPERSON, IS PROVIDING A MEETING PARTICIPATION VIA TELEPHONE CONFERENCE FOR YOUR SAFETY.

This meeting is for members and the public to utilize the zoom platform to prepare for future meetings and public hearings. All members of the Planning Board and Town Administrator have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following: **Note: 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.**

Phone # 1-301-715-8592, Meeting ID: 947 2546 7685 Password: 594176

or by clicking on the following website address:

<https://zoom.us/j/94725467685?pwd=UUZQWGlkMDRmdElvQThSSGNxcMYvZz09>

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If anybody has a problem, please call 603-556-1516 or email at skinmondnewdurhamnh.us.

AGENDA

1. **Review and Approval of Minutes of April 22, 2020.**
2. **Review and Acceptance of Case # 2020-007 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. 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 C.1: Non-Conforming Buildings, Land or Uses New Buildings and Structures; Alteration and Expansion of Existing Non-Conforming Uses. 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 Such expansion does not make any existing lot, structure, or use more nonconforming within the terms of this Ordinance.

Article XXI Section G.2 (c): Non-Conforming Buildings, Land or Uses Non-Conforming Setbacks. Buildings. 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.

Article VI Section C.3 (a) (i): General Provisions/ Use Regulations for Town of New Durham Sewage Disposal and Leach field Setbacks 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; or,

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

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.

3. Next Meeting: June 09, 2020

4. Adjournment