

# NEW DURHAM ZONING BOARD of ADJUSTMENT AGENDA

SEPTEMBER 10, 2020

New Durham Town Hall – 7:00 PM

In accordance with Governor's Executive Order #12, pursuant to RSA 91-A: 2

Attendees log into: [Join Zoom Meeting](#)

Join Zoom Meeting

<https://us02web.zoom.us/j/88574336667?pwd=a0xIVE5qU1VMMVM2TW84cURPTEVxUT09>.

Meeting ID: 885 7433 6667 Passcode: 836780

Or via telephone number: 1-646-558-8656; Meeting ID: 885 7433 6667 Passcode: 836780

Technical difficulties contact Town Administrator Scott Kinmond at [skinmond@newdurhamnh.us](mailto:skinmond@newdurhamnh.us) or by phone at 603-556-1516. Assistance with Zoom application please contact Brian Cauler at [ndlanduse@newdurhamnh.us](mailto:ndlanduse@newdurhamnh.us) or contact Zoning Board.

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.

## AGENDA

1. **Review and Approval of Minutes of August 11, 2020.**
2. **Review and Acceptance of Case # 2020-011 an application submitted by Samyn D'Ella Architects , on behalf of Beverly Grappone.** They are requesting variances to: the following:

**Article VI Section C 3 (a) i. 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,

**Article XXI Section C 1: 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:. 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 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.

**Article XXI Section F: Non-Conforming Buildings, Land or Uses. Decks, Stairs, and Walkways** For any existing building less than fifty (50) feet from the normal high water, no alteration shall extend the structure closer to the public water, except that an addition of an open

deck is permitted up to a maximum of twelve (12) feet towards the normal high water. All stairs and walkways within fifty (50) feet of the normal high water level shall not exceed four (4) feet in width

The property is located at Map 103 Lot 021 – 180 Pine Point Road. If the application is deemed to be complete a Public Hearing may be held.

3. **Review and Acceptance of Case # 2020-012 an application submitted by Varney Engineering LLC., on behalf of David and Caren Bonisteel.** They are requesting variances to: the following:

**Article XIV Section C 1(e): Shorefront Conservation Overlay District Dimensional Requirements.** Development with Waterfront Access: All development with water frontage or with rights of access to water frontage shall meet the following 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 C 1: 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. 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 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.

**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.

The property is located at Map 119 Lot 038 – 93 Powder Mill Road. If the application is deemed to be complete a Public Hearing may be held.

4. Review of suggested changes to Procedural Rules for the Town of New Durham ZBA
5. Next Meeting: October 13, 2020
6. Adjournment