

# NEW DURHAM ZONING BOARD of ADJUSTMENT

Tuesday, May 14, 2024

New Durham Town Hall & ZOOM – 7:00 PM

## AGENDA

Town of New Durham is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/84813776171?pwd=ZkxvYW1pSFA5VWJFbzVkaFZKVGvYQT09>

Meeting ID: 848 1377 6171

Passcode: 690027

---

One tap mobile

+13052241968,,84813776171#,,,,\*690027# US Technical difficulties please contact Land Use Administrative Assistant, Susan Stillwell at [ndlanduse@newdurhamnh.gov](mailto:ndlanduse@newdurhamnh.gov) 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 Determination for Completion Case 2024-002** an application submitted by Andrew St. Godard of Common Cents Construction, on behalf of Eric and Amanda Rabbitt for property located at 276 Kings Highway, Map 209, Lot 008. The applicants are requesting an Appeal from an Administrative Decision regarding Variances to **Article V.E. Flood Hazard Area and Water Body Setbacks, Article XIV. Shorefront Conservation Overlay District, Section C.2. Building Setback a minimum of seventy-five (75) feet** from reference line, **Article XIV. Section C.7.b.** Existing Structures may be demolished and rebuilt utilizing the same square footage as the original footprint, and **Article XIV. G. Design Standards/Erosion Control 3. Alteration of Existing Uses a.** The applicant shall supply a certificate of inspection from a qualified sanitary professional certifying that the existing septic system is adequate for the proposed use and that the system meets current standards of the NH Dept. of Environmental Services.
- 3. Review and Determination for Completion Case 2024-003** an application submitted by Thomas J. Varney of Varney Engineering, LLC, on behalf of Gregory J. and Stephanie S. Sullivan for property located at Two Sunset Lane, Map 121, Lot 046. The applicants are requesting Variances to **Article V.E. Flood Hazard Area and Water Body Setbacks, Article VI. Use Regulations, Section C. 3.a.i.** Sewage Disposal and Leach field Setbacks less than one hundred twenty-five (125) feet from the edge of a public water body, **Article VI. Use Regulations, Section C. 3.a.ii.** Sewage Disposal and Leach field Setbacks less than seventy-five (75) feet from any well or other dwelling, **Article VI. Use Regulations, Section C. 3.b.i.** Sewage Disposal-Leach Field Setbacks, twenty (20) feet from a property line, and **Article XIV. C. Dimensional Requirements 2.** Building setback: minimum seventy-five (75) feet from reference line.
- 4. Review and Approval of Minutes:** April 9, 2024
- 5. New Mail**
- 6. Next Meeting: Tuesday, June 11, 2024. All materials due by noon May 20, 2024.**
- 7. Adjournment**