



Town of New Durham Zoning Board of Adjustment

PUBLIC HEARING NOTICE

Tuesday, May 14, 2024

7:00 PM @ NEW DURHAM TOWN HALL & ZOOM

Gregory J. and Stephanie S. Sullivan

You are hereby notified that a Hybrid Public Hearing will be held by the New Durham Zoning Board on Tuesday, May 14, 2024, at 7:00 PM for Case #2024-003. The hearing is regarding an application submitted by Thomas J. Varney, 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**. 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 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. General Requirements. 3. Sewage Disposal and Leach field Setbacks. a. No privy, cesspool, septic tank, or sewage disposal area shall be constructed or reconstructed: ii. less than seventy-five (75) feet from any well or other dwelling other than to which it is appurtenant., Article VI. Use Regulations, Section C. General Requirements. 3. Sewage Disposal and Leach field Setbacks. b. No part of a leach field shall be located less than: i. twenty (20) feet from a property line on a lot less than 80,000 square feet; and Article XIV. Shorefront Conservation Overlay District. C. Dimensional Requirements 2. Building setback: Except for water related structures, all buildings shall be set a minimum seventy-five (75) feet from the reference line.**

The full application is on file at the New Durham Town Offices for review by appointment by calling (603) 859-2091 ext. 2007. You can also contact via email: ndlanduse@newdurhamnh.us

Posted: April 25, 2024