

NEW DURHAM ZONING BOARD of ADJUSTMENT

AGENDA

NOVEMBER 25, 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

<https://us02web.zoom.us/j/84206436230?pwd=ampUUWcyMkJKMk9oUGJ1TXplVUZnZz09>

Meeting ID: 842 0643 6230 Password: 710900

Or via telephone number: 1-646-558-8656; Meeting ID: 842 0643 6230 Password: 710900

Technical difficulties contact Town Administrator Scott Kinmond at skinmond@newdurhamnh.us or by phone at 603-556-1516. Assistance with Zoom application please contact Brian Cauler at 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 November 10, 2020.
2. Review and Acceptance of Case # 2020-014 an application submitted by Varney Engineering LLC, on behalf of Martin and Jody Wendt. They are requesting a Special Exception to the following:

Article VII Section A 1(a): Special Exceptions. A. Uses Permitted by Special Exception. The following uses may be allowed by Special Exception through the Zoning Board of Adjustment which requires an application and a public hearing to be held in accordance with RSA 676:7. The conditions and requirements of the Special Exception contained in this Article are in addition to other applicable provisions of this Zoning and Land Use Ordinance. See Table 4 for a summary of uses and conditions which require a Special Exception. Refer to Article XII: Aquifer Protection Overlay District and the Article XIII: Wetland Conservation Overlay District for special exceptions required in those areas.

Table 4. Special Exceptions Summary Use Area of Town Article Reference

Commercial Use (including Minor Commercial Use)	In areas designated "Developable" or "Constrained Developable" on Land Use Suitability Map.	VII.A.1. & VII.B.
Industrial Use	In areas designated "Developable" or "Constrained Developable" on Land Use Suitability Map.	VII.A.2. & VII.B.
Multi-Family Developments	Residential/Recreational/ Agricultural District	VII.A.4. & VII.B.
Conditionally permitted in Town Center	Mixed Use District	
Mobile Home Parks	In areas designated "Constrained Developable" on Land Use Suitability Map.	VII.A.5. & VII.B.
Camping Areas and Campgrounds	In areas designated "Constrained Developable" on Land Use Suitability Map.	VII.A.6. & VII.B.
Utilities	All Zoning Districts	VII.A.7. & VII.B.

1. **Commercial Use (a.)** Commercial uses of land in the Town of New Durham may be permitted as a Special Exception in the areas designated "Developable or Constrained Developable" as shown on the Land Use Suitability Map

The property is located at Map 270 Lot 020 – 398 Berry Road. If the application is deemed to be complete a Public Hearing may be held.

3. Review of Changes to the ZBA Rules of Procedure.
4. Next Meeting: December 08, 2020
5. Adjournment