

NEW DURHAM ZONING BOARD of ADJUSTMENT

AGENDA

JANUARY 12, 2021

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/88574336667?pwd=a0xIVE5qU1VMMVM2TW84cURPTEVxUT09>

Meeting ID: 885 7433 6667 Password: 836780

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

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 the Minutes of:

- December 8, 2020
- December 15, 2020

2. Continued Review of the Application for Case # 2020-015: Saphspencer and Samantha Lessard.

3. Review and Acceptance of Case # 2021-001 an application submitted by Varney Engineering LLC, on behalf of Scott and Ellen Arrigoni. They are requesting variances to: the following:

Article V Section B.1.: Dimensional Requirements for Town of New Durham. The following dimensional requirements shall apply to land within the Town of New Durham. 1. Except as noted below, all lots shall have frontage on a Class V or better road meeting the requirements for road frontage of this ordinance. Any subdivision approval of such a lot or lots must pass a percolation test and have state approval for a septic facility prior to a building permit to be issued.

The property is located at Map 109 Lot 060 – North Shore Road. If the application is deemed to be complete a Public Hearing may be held.

4. Review and Acceptance of Case # 2021-002 an application submitted by Varney Engineering LLC, on behalf of Kenneth Lance. He is requesting a Special Exception to: the following:

Article VII Section A.1.: Special Exceptions. Dimensional Requirements for Town of New Durham. 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.

The applicant is also requesting a variance to:

Article VII Section B.3.b. Special Exceptions. Dimensional Requirements for Town of New Durham. General Requirements for Commercial or Industrial Uses Permitted by Special Exception. Sufficient acreage shall be included to allow the following setbacks: Side and rear setbacks shall be not less than fifty (50) feet from a building or parking lot to the lot line.

The property is located at Map 246 Lot 003 – 213 Middleton Road. If the application is deemed to be complete a Public Hearing may be held.

- 5. Continued Public Hearing for Case # 2020-014 submitted by Varney Engineering LLC, on behalf of Martin and Judy Wendt.**
- 6. Next Meeting: February 09, 2021**
- 7. Adjournment**