

**NEW DURHAM ZONING BOARD OF ADJUSTMENT**  
**New Durham Town Hall**  
***Public Hearing***  
**September , 7:00p.m.**

*DRAFT: These minutes are strictly a draft copy and are awaiting amendment or approval at a subsequent, duly noticed public meeting. Amendments to these minutes will be noted in the minutes of said meeting. The draft will be posted on the website as a draft copy for public informational use only.*

**Present**

Wendy Anderson, Chair  
Joan Martin  
Stephanie Richard – Absent  
Cecile Williams  
Janis Anthes - Alternate  
David Shagoury, Alternate  
Joan Swenson - Absent

**Also Present**

Jennifer Nadeau, Administrative Assistant  
Greg Anthes, resident  
Thomas Varney, PE  
David Laughton, resident  
Marsha Laughton, resident

**Call to Order**

Chair Anderson called the meeting to order. Due to the absence of Ms. Swenson and Ms. Richard, Chair Anderson appointed David Shagoury and Janis Anthes as full members for the meeting. No conflicts of interest were noted.

**Public Hearing**

Chair Anderson opened the public hearing for case 2016-01, application submitted by Thomas Varney, PE, on behalf of David and Marsha Laughton, for seeking a variance to article 14, section C1, shorefront conservation overlay district, and Article E, section 2B, nonconforming building or land use of the New Durham Zoning Ordinance in order to construct a garage and breezeway. The property is located at 115 North Shore Drive, Map 108, Lot 53.

Thomas Varney, PE, presented a map and overview of the property as well as proposed project. A packet was submitted with pictures and sketches of the proposed building. He presented the subdivision map noted the property was two lots that were merged in 2014, as well as the zoning map. Mr. Varney explained the current storm water runoff and presented a sketch of lot, slopes and location of shoreline and project. He explained they are asking for a variance from the 75' setback and explain the area doesn't contain any

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vegetation, noting the plans for constructing a garage and breezeway and its mitigation affect on runoff and erosion.

Chair Anderson asked for further clarification of what is planned to be done behind the garage. Mr. Varney replied there would be drip edge installed. It was confirmed none of the existing boulders were expected to be moved. Ms. Anthes asked about the trees and vegetation in the area and there was discussion of the expected impact. Ms. Martin asked how the house could be built originally. It was noted the house was constructed in 1999 but unclear if a variance was obtained at that time with the Town. Mr. Shagoury asked if any of the area would need to be stabilized. Mr. Varney replied its all fine.

Chair Anderson asked if there were any further comments. Mr. Shagoury stated he is familiar with the area and the lot, and thinks it will certainly help make the erosion problem better. Ms. Anthes stated she agrees and thinks the plan will improve erosion. The application and plans were compared with the five points of consideration. It was the general consensus that it would be an improvement to the property and in the best interests of the public, with a positive impact on the lake.

**Mr. Williams made a motion to grant the variances to Article 14 Section C1, shorefront conservation overlay district and Article 20, Section E2B, non-conforming building ordinance requested for Map 108, Lot 53, 115 Northshore Drive, with proposed plan dated August 15, 2016. Chair Anderson seconded the motion. Motion passed, 5-0-0.**

**Other**

Chair Anderson distributed copies of a worksheet she was developing for assessing cases they review.

**Approval of Minutes**

Ms. Janis and Mr. Shagoury were excused from the meeting as they weren't present for the last meeting. There was review and discussion of maps.

Meeting of February 23, 2016 – No edits were made. **Chair Anderson made a motion to approve the minutes as written. Ms. Martin seconded the motion. Motion passed, 3-0-0.**

**Correspondence**

A letter from US Homeland Security/FEMA was received regarding watershed areas within New Durham along with links for flood map resources, mitigation plans and hazard and planning resources.

A catalog from the Adult learning center in Dover was distributed along with stormwater magazine.

**Adjourn**

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**Chair Anderson made a motion to adjourn. Mr. Williams seconded the motion.  
Motion passed, 3-0-0.**

The meeting was adjourned at 8:48pm

Respectfully Submitted,

Jennifer Riel, Recording Secretary