

Minutes of March 21, 2021

Approved June 17, 2021

**TOWN OF NEW DURHAM
ZONING BOARD of ADJUSTMENT**

March 21, 2021 5:00 PM

Site Walk

Map 111 Lot 027 – 43 Meaders Point Road.

Approved June 17, 2021

PRESENT

Terry Jarvis, Chair

Wendy Anderson, Vice Chair

Linda Callaway, Member

ALSO PRESENT

Stephanie Richard, PE, Changing Seasons Engineering PLLC

Thomas O'Neil, Applicant

CALL TO ORDER

Chair Jarvis called the meeting to order at 5:07 PM.

The members of the Zoning Board of Adjustment walked the property at 43 Meaders Point Road.

- The property has 16% slopes, part of which included a steep path from the parking area to the structure. This path is deteriorating, is unsafe and needs to be replaced.
- 245 square feet of new space will be added
- Currently there are two bedrooms on the second floor.
 - One bedroom will be made into a den.
 - A new bedroom will be added to the first floor.
- Currently there are one and a half bathrooms. After construction there will be two full bathrooms.
- Three of the individuals using the home have medical issues making it difficult for them to access the second floor.
- No Conditional Use Permit (CUP) is required. If more of the driveway is made pervious a CUP will be required.
- In order to further reduce the impervious coverage, there was discussion regarding removing the storage shed as there may be additional storage area in the new basement.
- There are significant numbers of trees with caliper of 12 inches and larger throughout the site. There are many trees between the existing house and existing parking area.
- A new bedroom will be added to the 1st floor in configuration with an extension along the roadside of the house for an improved entry.
- Existing house sonnet tubes are deteriorating. Will be replaced with a full frost proof foundation.

The site walk ended at 5:42 PM.