



**TOWN OF DURHAM**  
**15 NEWMARKET RD**  
**DURHAM, NH 03824-2898**  
**603/868-8064**  
**FAX 603/868-8033**  
**www.ci.durham.nh.us**

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*Zoning Administrator*  
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*Minutes Taker*

**ZONING BOARD OF ADJUSTMENT**  
**Tuesday, September 9, 2014 at 7:00 p.m.**  
**Town Council Chambers - Durham Town Hall**  
**15 Newmarket Road, Durham, New Hampshire**  
**Agenda**

- I. Call to Order
- II. Roll Call
- III. Seating of Alternates
- IV. Approval of Agenda
- V. Public Hearings:
  - A. **\*\*The PUBLIC HEARINGS** on the petitions submitted by Young Drive LLC, Francis Chase, Seabrook, New Hampshire, for **APPLICATIONS FOR SPECIAL EXCEPTION AND VARIANCES** for the properties shown on Tax Map 4, Lots 42-9 thru 42-14, located on Young Drive, are currently **on hold** until a future Zoning Board meeting **date to be determined** by the Board.\*\*
  - B. **PUBLIC HEARING** on a petition submitted by Jayson Seaman, Durham, New Hampshire, for an **APPLICATION FOR VARIANCE** from Article XIII, Section 175-58 of the Zoning Ordinance to allow for the construction of a landing off a door that will encroach 18 square feet into the wetland setback. The property involved is shown on Tax Map 3, Lot 3-7, is located at 46 Bagdad Road; and is in the Residence A Zoning District.
  - C. **PUBLIC HEARING** on a petition submitted by Stephen & Lori Lamb, Durham, New Hampshire, for an **APPLICATION FOR VARIANCE** from Article XII, Section 175-53 of the Zoning Ordinance to allow for the expansion of an approved function hall and its approved use to more than 100 people. The property involved is shown on Tax Map 14, Lot 34-1, is located at 90 Bennett Road; and is in the Rural Zoning District.
  - D. **PUBLIC HEARING** on a petition submitted by BAA Realty Acquisitions, LLC, Portsmouth, New Hampshire, for an **APPLICATION FOR APPEAL OF ADMINISTRATIVE DECISION** from a July 23, 2014 approval of a modification by the Planning Board. The properties involved are shown on Tax Map 2, Lots 12-3 and 12-4, are located on 17 Madbury Road and 21 Madbury Road, and are in the Central Business Zoning District.
- VI. Board Correspondence and/or Discussion
  - A. **REQUEST FOR REHEARING** on an August 12, 2014 Denial of a petition submitted by BAA Realty Acquisitions, LLC and EZT Holdings, Portsmouth, New Hampshire, for an **APPLICATION FOR APPEAL OF ADMINISTRATIVE DECISION** from a June 25, 2014 Planning Board denial of an application for Site Plan and Conditional Use Permit. The properties involved are shown on Tax Map 2, Lots 12-5 and 12-6, are located on 15 Madbury Road and 8 Mathes Terrace, and are in the Central Business Zoning District.
- VII. Approval of Minutes – July 8, 2014
- VIII. Other Business
- IX. Adjournment

**Please note:**

- 1) Public hearings. The public is invited to attend all meetings of the Zoning Board of Adjustment. *The public is welcome to speak at all public hearings.* For other items the public may speak only at the discretion of the chair/board.
- 2) Other information. Files on the items above are available for review in the Planning Office from 8:00 a.m. to 4:30 p.m., Monday through Friday.
- 3) Contacting us. Contact the Planning and Building Department with questions or comments about the items above or any planning-related matters. Call (603) 868-8064 or email [kedwards@ci.durham.nh.us](mailto:kedwards@ci.durham.nh.us) (Karen Edwards, Administrative Assistant) or [tjohnson@ci.durham.nh.us](mailto:tjohnson@ci.durham.nh.us) (Tom Johnson, CEO/Zoning Administrator).
- 4) Communication aids. Please provide the Town 48-hours notice if special communication aids are needed.
- 5) Meeting dates. Meeting dates are subject to change. Contact the Planning and Zoning office about meetings. The next Zoning Board of Adjustment meeting will be **October 14, 2014.**