

These minutes were approved at the February 8, 2022 meeting.

**ZONING BOARD OF ADJUSTMENT
Tuesday, January 11, 2022 at 7:00 p.m.
Town Council Chambers, Town Hall
8 Newmarket Road, Durham, NH
MINUTES**

MEMBERS PRESENT: Chris Sterndale, Chair
Micah Warnock, Vice Chair
Mark Morong, Secretary
Neil Niman
Alex Talcott (Absent)
Leslie Schwartz

OTHERS PRESENT: Audrey Cline, Zoning Administrator

I. Call to Order

Chair Sterndale called the meeting to order at 7:00pm. The board was seated but applicants were not present.

II. Roll Call

Board Member Alex Talcott was absent and alternate Leslie Schwartz filled in.

V. Approval of Agenda

No other business to add.

V. Public Hearings:

- A. **PUBLIC HEARING** on a petition submitted by Emily & Dale Braille, Durham, New Hampshire, for an **APPLICATION FOR SPECIAL EXCEPTION** in accordance with Article XX, Section 175-109(B)(4) of the Durham Zoning Ordinance to renovate a shed into a studio with heat. The property involved is shown on Tax Map 17, Lot 47-4, is located at 6 Falls Way, and is in the Rural Zoning District.

The Board discussed whether to wait or adjourn since the applicants were not present. Audrey Cline wasn't sure the applicants were aware of the entire process and whether they needed to be present. She advised having Karen Edwards reach out to the applicants to continue the application at the next meeting in February rather than reject the application. There were no objections from the Board.

Micah Warnock made a MOTION to continue the application for special exception of the property on Tax Map 17, Lot 47-4 located at 6 Falls Way to the next regular meeting in February. Mark Morong SECONDED the motion and it passed 5-0.

VI. Other Business:

Audrey Cline said she watched a lecture from the Department of Agriculture for New Hampshire on agricultural high and low tunnels. It defined parameters for whether the tunnels are used agriculturally or as a structure for other purposes and indicated a tax value would be attached based on this distinction. Ms. Cline explained that agricultural tunnels are defined as only having plants and no utilities, such as heat, electricity or wood stove, and once utilities are added the tunnels are considered a structure. She commended the Board on a previous decision that concluded a high tunnel with a heat source was a structure.

VII. Approval of Minutes:

November 9, 2021

Page 4, line 30, replace “form” with “from” so it reads “structure back from the road”

Page 3, line 9 insert “of having” so it reads “the sole intent of having the goats”

Page 3, line 27-28 insert the word “over”, scratch out the word “unless” and change “animals” to “agricultural purposes” so it reads, “there is no limit to the number of buildings for over three acres, assuming they are used for agricultural purposes”

Neil Niman MOVED to approve the November 9, 2021 minutes as amended. Micah Warnock SECONDED the motion and it PASSED 5-0.

VIII. Adjournment

Micah Warnock MOVED to adjourn the meeting. Leslie Schwartz SECONDED the motion and it PASSED 5-0.

Adjournment at 7:09pm

Karyn Laird, Minutes taker

Mark Morong, Secretary