

TOWN OF SUNAPEE ZONING BOARD OF ADJUSTMENT

A PUBLIC HEARING WILL BE HELD AT THE TOWN MEETING ROOM LOCATED AT 23 EDGEMONT ROAD ROOM ON THURSDAY, May 2, 2019 AT 7:00 PM ON THE FOLLOWING CASES:

22 Burma Rd., CONTINUED FROM 4/4/19:

**Case #19-03
Parcel ID:
0115-0009-0000**

**Seeking a variance
per Article VI, Section 6.12
to permit expanding the "envelope" of a non-
conforming structure inside the 50-foot setback
and expanding the structure into the front road
setback when it would be non-conforming, and
raising the ridge 10-inches.
22 Burma Rd.
Lynn Arnold, Fred Bealieu**

*Recommended wording from the
Zoning Administrator*

*Seeking a Variance from Article III, Section 3.40(c)
to replace a pre-existing, non-conforming structure
with a new structure 23-feet from the reference line
of the waterbody, whereas 50-feet is normally
required.*

**Case #19-04
Parcel ID:
0115-0009-0000**

**Seeking a variance
per Article III, Section 3.10
to permit tearing down an existing camp and
building a new retirement home. The
proposal includes a garage attached to the house
and encroaches in the front road setback.
Seeking 25-feet of relief.
22 Burma Rd.
Lynn Arnold, Fred Bealieu**

*Recommended wording from the
Zoning Administrator*

*Seeking a Variance from Article III, Section 3.10
to replace a pre-existing, non-conforming structure
with a new structure 25-feet from the front setback,
whereas 50-feet is normally required.*

NOTE: In the event the meeting is cancelled, the Agenda will be continued to the next scheduled Zoning Board meeting.

Case #19-05
Parcel ID:
0115-0009-0000

Seeking a variance
per Article VI, Section 6.13
to permit a new garage to be attached to house
within the 50-foot setback by 6 square feet.
22 Burma Rd.
Lynn Arnold, Fred Bealieu

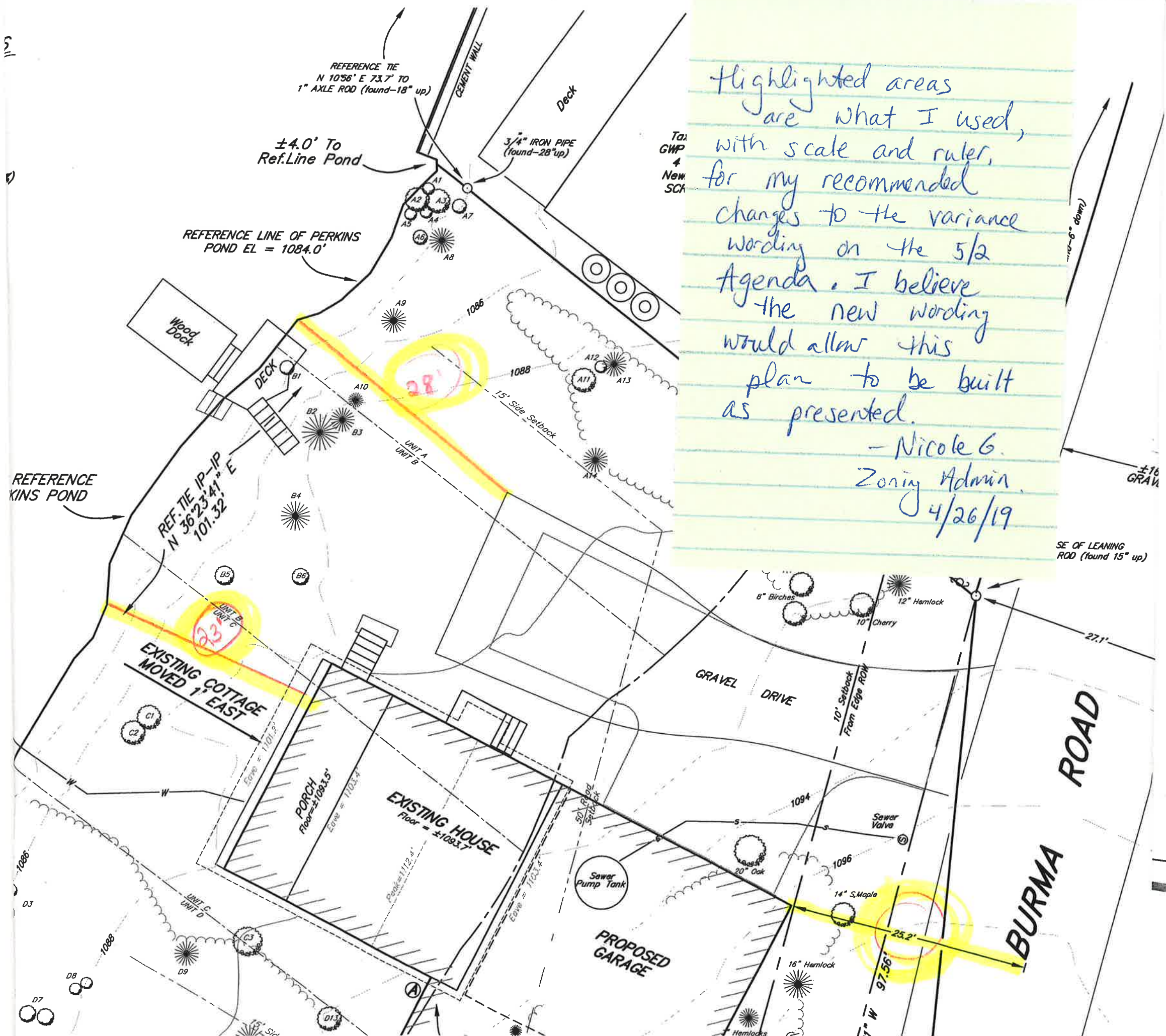
*Recommended wording from the
Zoning Administrator*

Seeking a Variance from Article III, Section 3.40(c)
to allow parking on a gravel driveway 28-feet from
the reference line of the waterbody, whereas 50-feet
is normally required; and to allow a garage to be .

MISC.

Review Minutes from Previous Meeting

NOTE: In the event the meeting is cancelled, the Agenda will be continued to the next scheduled Zoning Board meeting.



Tax
GWP
4
New
SCH

Highlighted areas
are what I used,
with scale and ruler,
for my recommended
changes to the variance
wording on the 5/2
Agenda. I believe
the new wording
would allow this
plan to be built
as presented.

- Nicole G.
Zoning Admin.
4/26/19

RECEIVED

MAR 06 2019

TOWN OF
SUNAPEE

CHECK # 11157
\$150.00 P.V.

CASE# ZBA19-03

Meeting date April 4th, 2019

Town of Sunapee
Zoning Board of Adjustment

Variance

1. Landowner(s) Name(s): Lynn Arnold/Fred Bealieu 2. Parcel ID# 6115/0009
3. Zoning District: RR
4. Project Location (Street & #): 22 Burma RD
5. Mailing Address: 9 Shore Drive Holland Mass
6. Phone Number 860-593-9668
7. Reason the Variance is necessary: We are dealing w/ A VERY small lot + development is limited without seeking Relief from the ordinance.

•All applications seeking relief from setback requirements on lakefront properties must be accompanied with a professional recorded survey of the property and building location(s).

•Important-Your property has to be identified with your street number or name-without this identification your hearing may be continued to a later date.

•Please use the abutter list form, which is attached, for your abutters' mailing list.

•IMPORTANT: Review application deadline dates for a timely submission.

•Base Fee-See Zoning Administrator for Fee Schedule.

Please sign the following statement: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, I hereby give permission to the ZBA members to visit the subject property prior to the public hearing. To the best of my knowledge, the above is true and correct.

M. S. M. (Agent) 3/5/19
Landowner(s) Signature(s) Date

24.4 → 25.Ft 2

A Variance is requested from Zoning Ordinance, Article 6 Section 6.12 to permit:

We are expanding the "Envelope" of a non conforming structure inside the 50 Ft setback and expanding the structure into the front road setback where it would be non-conforming. We are raising the ridge 10 inches

Landowner(s): Lynn Arnold / Fred Beau lieu Parcel ID#: 0115/0009

Property Address: 22 Burma RD.

FACTS SUPPORTING THIS REQUEST:

1. The proposed use would not diminish surrounding property values because:

This will be a brand new home that will have a positive impact on surrounding property values.

2. Granting the variance would not be contrary to the public interest because:

The property is staying as a single family residence.

3. Denial of the variance would result in unnecessary hardship per the following:

a. the zoning restriction as applied to the property interferes with the reasonable use of the property, considering the unique setting of the property in its environment because:

The Property is very small and as such limits development without seeking relief from the ordinance. Far from hardship we are asking that the board consider the small home being built & the garage as a traditional / conventional build in NH and is very reasonable. The land slopes down towards the 50 Ft setback and as a result there is only one location for a garage.

b. no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property because:

The property will continue to be used as a single family home

c. the variance would not injure the public or private rights of others because:

It is staying as a single family residence.

4. Granting the variance would do substantial justice because:

The new home would be used as a retirement home + stay as a single family residence.

5. The use is not contrary to the spirit of the ordinance because:

The property is staying as a single family residence.

RECEIVED

MAR 06 2019

TOWN OF SUNAPEE

CHECK # 11157
\$ 150.00 PAY

CASE# ZBA 19-04

Town of Sunapee
Zoning Board of Adjustment

Variance

1. Landowner(s) Name(s): Lynn Arnold/Fred Beaulieu 2. Parcel ID# 0115/0009
 3. Zoning District: RR
 4. Project Location (Street & #): 22 Burma RD Sunapee NH
 5. Mailing Address: 9 Shaw Drive Holland Mass
 6. Phone Number 860-593-9668 ~~203-248-2525~~ 25 FT
 7. Reason the Variance is necessary: We Need a 25 Ft Relief from the requirement of having the structure at least 50 Ft from the road. The lot is very small and development limited without relief from the ordinance.
- *All applications seeking relief from setback requirements on lakefront properties must be accompanied with a professional recorded survey of the property and building location(s).*

**Important-Your property has to be identified with your street number or name-without this identification your hearing may be continued to a later date.*

**Please use the abutter list form, which is attached, for your abutters' mailing list.*

**IMPORTANT: Review application deadline dates for a timely submission.*

**Base Fee-See Zoning Administrator for Fee Schedule.*

Please sign the following statement: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, I hereby give permission to the ZBA members to visit the subject property prior to the public hearing. To the best of my knowledge, the above is true and correct.

[Signature] (Agent) 3/4/19
Landowner(s) Signature(s) Date

See a Noted Authorization

3

A Variance is requested from Zoning Ordinance, Article ~~3.10~~ Section 3.10 to permit:

We are proposing a tear down of an existing camp + build a new retirement home. the proposal includes a garage that is attached to the house and encroaches on the front setback (road) setback. Seeking ~~25~~²⁵ Ft of Relief.

Landowner(s): Lynn Arnold / Fred Beaulieu Parcel ID#: 0115/0009

Property Address: 22 Burma RD.

FACTS SUPPORTING THIS REQUEST:

1. The proposed use would not diminish surrounding property values because: there are many properties on Burma RD that have a reduced front setback due to structures too close to the road. This is a new house and will not diminish property values.

2. Granting the variance would not be contrary to the public interest because: The property will continue as a single family residence.

3. Denial of the variance would result in unnecessary hardship per the following:

a. the zoning restriction as applied to the property interferes with the reasonable use of the property, considering the unique setting of the property in its environment because:

The lot is very small and slopes toward the lake the house is in the 50 Ft setback and there really is no other place for a garage to go because of this. A garage is a reasonable request and is very traditional to have in New Hampshire.

b. no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property because:

The Property will continue to Support a Single family Residence Just Like it does now

c. the variance would not injure the public or private rights of others because:

The use of the property Stays the Same - A Single family Residence.

4. Granting the variance would do substantial justice because:

The lot is Very small and justice would be served by the continued use of the property as it is now. A garage in New Hampshire is very customary + traditional based on our change of seasons.

5. The use is not contrary to the spirit of the ordinance because:

The use of the Property Stays as a Single family Home

RECEIVED

MAR 06 2019

TOWN OF SUNAPEE

CHECK #1157
*150.00 P.O.V

Town of Sunapee
Zoning Board of Adjustment

Variance

- 1. Landowner(s) Name(s): Lynn Arnold/Fred Baulier Parcel ID# 0115/0009
- 3. Zoning District: RR
- 4. Project Location (Street & #): 22 Burma RD
- 5. Mailing Address: 9 Shore Drive Holland Mass
- 6. Phone Number 860
- 7. Reason the Variance is necessary: The addition of the garage is designed in the 50 Ft setback to the pond by 6 sq Ft.

•All applications seeking relief from setback requirements on lakefront properties must be accompanied with a professional recorded survey of the property and building location(s).

•Important-Your property has to be identified with your street number or name-without this identification your hearing may be continued to a later date.

•Please use the abutter list form, which is attached, for your abutters' mailing list.

•IMPORTANT: Review application deadline dates for a timely submission.

•Base Fee-See Zoning Administrator for Fee Schedule.

Please sign the following statement: I understand that the public hearing will be held at the scheduled date and time unless a request is made by me for a new hearing. Any rehearing will require a new public notice and notification to abutters, the cost of which will be borne by the applicant. Further, I hereby give permission to the ZBA members to visit the subject property prior to the public hearing. To the best of my knowledge, the above is true and correct.

M. J. Met (Agent) 3/6/19
 Landowner(s) Signature(s) Date

A Variance is requested from Zoning Ordinance, Article 6 Section 6.13 to permit:

A new garage to be attached to house w/in
the 50 Ft setback by 6 square feet.

Landowner(s): Lynn Arnold / Fred Beaulieu Parcel ID#: 0115/0009

Property Address: 22 Burma RD

FACTS SUPPORTING THIS REQUEST:

1. The proposed use would not diminish surrounding property values because:

The property is going to stay supporting
a single family residence and will have a
Beautiful new house and garage built.

2. Granting the variance would not be contrary to the public interest because:

Public interest in this case is not being
infringed upon because this area is where
people want to retire too.

3. Denial of the variance would result in unnecessary hardship per the following:

a. the zoning restriction as applied to the property interferes with the reasonable use of the property, considering the unique setting of the property in its environment because:

Having a sloping lot to the lake adversely
affects the possible locations of a garage
the lot is small and the proposal being
presented is reasonable + thoughtful

b. no fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property because:

The property is very small + the request presented is very reasonable.

c. the variance would not injure the public or private rights of others because:

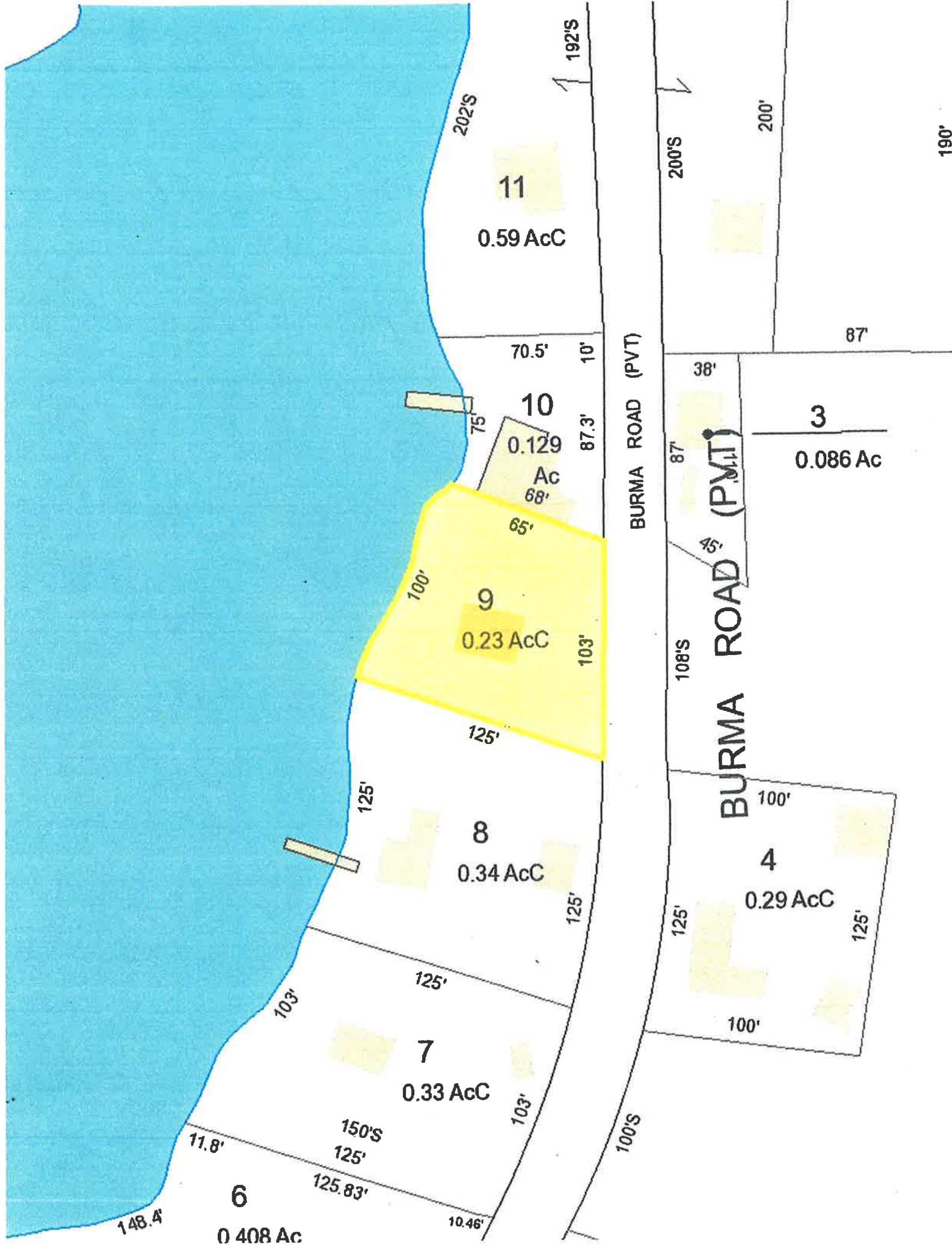
The property will continue to support a single family residence as it does now

4. Granting the variance would do substantial justice because:

We would be replacing a worn out camp w/ a new home. Justice is served by the development of a very small pi of property in a thoughtful way

5. The use is not contrary to the spirit of the ordinance because:

The property will stay in use supporting a single family home. The drainage will be improved so that the pond is protected better and the land will perform better as a result of the development.



148.4'

11.8'

6
0.408 Ac

125.83'

150'S
125'

7
0.33 AcC

103'

125'

103'

8
0.34 AcC

125'

125'

125'

9
0.23 AcC

103'

100'

65'

10
0.129 Ac
68'

87.3'

75'

70.5' 10'

11
0.59 AcC

202'S

192'S

BURMA ROAD (PVT)

200'S

200'

87'

3
0.086 Ac

38'

87'

45'

108'S

BURMA ROAD (PVT)

100'

4
0.29 AcC

100'

125'

100'

125'

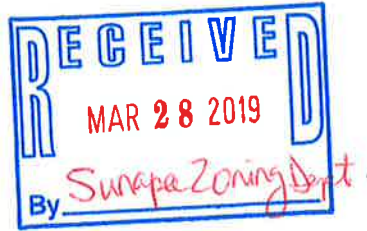
100'S

190'

ZBA

23 Edgemont RD

Sunapee NH



March 8, 2019

We authorize George Neuwirt of George M. Neuwirt Construction to sign documents related to permitting on our behalf for our property at 22 Burma Road, Sunapee, NH.

Respectfully

Lynn Arnold

Fred Beaulieu

9 Shore Drive

Holland, MA 01521

860-593-9668

SHORELAND AREA NOTES - PROPOSED CONDITIONS

- TOTAL LOT AREA WITHIN 230' OF LAKE: 8,710 Sq. Ft.
- TOTAL SHORELAND SURFACE: 3,070 Sq. Ft. (35.6%)
 - Wash Areas = 1800 Sq.Ft.
 - Shoreland Buffer = 1000 Sq.Ft.
 - Driv./Stairs = 40 Sq.Ft.
- TOTAL AREA WITHIN 50'-150' BUFFER: 3,710 Sq.Ft.
- UNBUFFERED AREA WITHIN 30'-150' BUFFER 853 Sq.Ft. (17.9%)

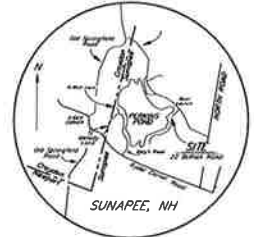
1 - EXCLUDING ONLY 80 PERCENT OF BUFFERED AREA

TREE WITHIN 50' BUFFER

A1 - 2" Red Spruce	D1 - 4" Red Spruce	G1 - 4" Hemlock
A2 - 3" Red Spruce	D2 - 5" Red Spruce	G2 - 5" Hemlock
A3 - 4" Red Spruce	D3 - 6" Red Spruce	G3 - 6" Hemlock
A4 - 5" Red Spruce	D4 - 7" Red Spruce	G4 - 7" Hemlock
A5 - 6" Red Spruce	D5 - 8" Red Spruce	G5 - 8" Hemlock
A6 - 7" Red Spruce	D6 - 9" Red Spruce	G6 - 9" Hemlock
A7 - 8" Red Spruce	D7 - 10" Red Spruce	G7 - 10" Hemlock
A8 - 9" Red Spruce	D8 - 11" Red Spruce	G8 - 11" Hemlock
A9 - 10" Red Spruce	D9 - 12" Red Spruce	G9 - 12" Hemlock
A10 - 11" Red Spruce	D10 - 13" Red Spruce	G10 - 13" Hemlock
A11 - 12" Red Spruce	D11 - 14" Red Spruce	G11 - 14" Hemlock
A12 - 13" Red Spruce	D12 - 15" Red Spruce	G12 - 15" Hemlock
A13 - 14" Red Spruce	D13 - 16" Red Spruce	G13 - 16" Hemlock
A14 - 15" Red Spruce	D14 - 17" Red Spruce	G14 - 17" Hemlock
A15 - 16" Red Spruce	D15 - 18" Red Spruce	G15 - 18" Hemlock
A16 - 17" Red Spruce	D16 - 19" Red Spruce	G16 - 19" Hemlock
A17 - 18" Red Spruce	D17 - 20" Red Spruce	G17 - 20" Hemlock
A18 - 19" Red Spruce	D18 - 21" Red Spruce	G18 - 21" Hemlock
A19 - 20" Red Spruce	D19 - 22" Red Spruce	G19 - 22" Hemlock
A20 - 21" Red Spruce	D20 - 23" Red Spruce	G20 - 23" Hemlock
A21 - 22" Red Spruce	D21 - 24" Red Spruce	G21 - 24" Hemlock
A22 - 23" Red Spruce	D22 - 25" Red Spruce	G22 - 25" Hemlock
A23 - 24" Red Spruce	D23 - 26" Red Spruce	G23 - 26" Hemlock

KEY

- Stone Retaining Wall
- Building Setback Per Zoning
- Lake Setback Per Shoreland Protection
- 1" Iron Rod (Found) - or as noted
- 3/4" Iron Rod (Set - 2018)
- Utility Poles / Overhead Lines
- Edge Road / Drive
- Culvert
- Tree



NOTES

- Best reference: for property in SCRD Book 1828 Page 263, noted that to Shannon M. Martin, September 22, 2006.
 - SCRD Book 2048 Page 801, Boundary Plan to Lynn Arnold and Alfred Beaulieu, September 4, 2018.
 - SCRD Book 2048 Page 808, Est. of Barbara Huff Lynn Arnold and Alfred Beaulieu, September 4, 2018.
- This plan is the result of a Nikon total station survey, September 16, 2018 having a closed traverse relative error of closure greater than 1:15,000.
- The reference line of Perkins Pond is shown as an extension line of 1082.0' referenced to USG datum (NAVE 1988) and all shoreline setbacks are shown from this extension line.
- This property is located in the Rural Residential Zoning District, subject to the provisions of the Shoreland Overlay District; the proposed building setbacks are 30' the centerline of Burma Road and 15' from side and rear lines.
- No underground utilities, drainage structures, or wetlands were located as a part of this survey.
- Burma Road is a private road established by the Town as an Emergency Lane. The subject tract was created in 1882 with its reference to a road or road location (see SCRD 270-287). It is assumed that over the years the road was established over the southeast corner of the property and that easement rights exist. The unenclosed area is not included in the shoreline calculations as shown.
- The property is subject to a driveway easement for the benefit of 10 1/2 Lot 8 (Partook) as reserved in SCR 353-104, 1852.

REFERENCE PLANS

- SCR PL04, PL02, PL01, M-63 - "Boundary Line Survey, Curved Brunette Property," by Clifford Ricker.
- Unrecorded Plan - "Plan of Standard Property Survey, Tax Map 115 Lot 4 - 22 Burma Road, Property of Shannon M. Martin," by the office, July 16, 2018.

PLAN OF STANDARD PROPERTY SURVEY AND SHORELAND SITE PLAN

TAX MAP 115 LOT 9 - 22 BURMA ROAD

PROPERTY OF
**LYNN F. ARNOLD and
ALFRED D. BEAULIEU**

LOCATED IN
SUNAPEE, N.H.



OCTOBER 2, 2018

PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT LIC. SURVEYOR NO. 833
410 Pine Hill Road Craydon, NH 03773 (603) 865-8981

REVISIONS
2/8/18 - Add proposed addition
2/16/18 - Add road location
3/5/19 - Add tie to rd

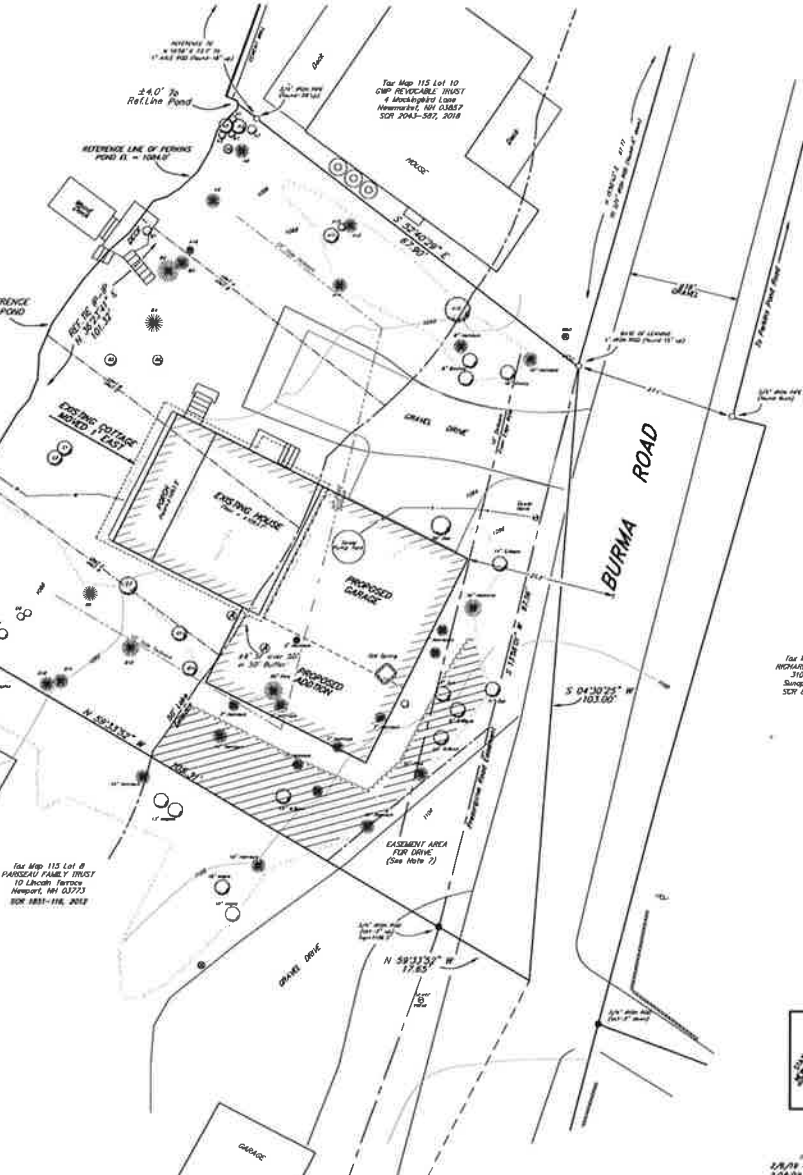
2018 Observed Magnetic

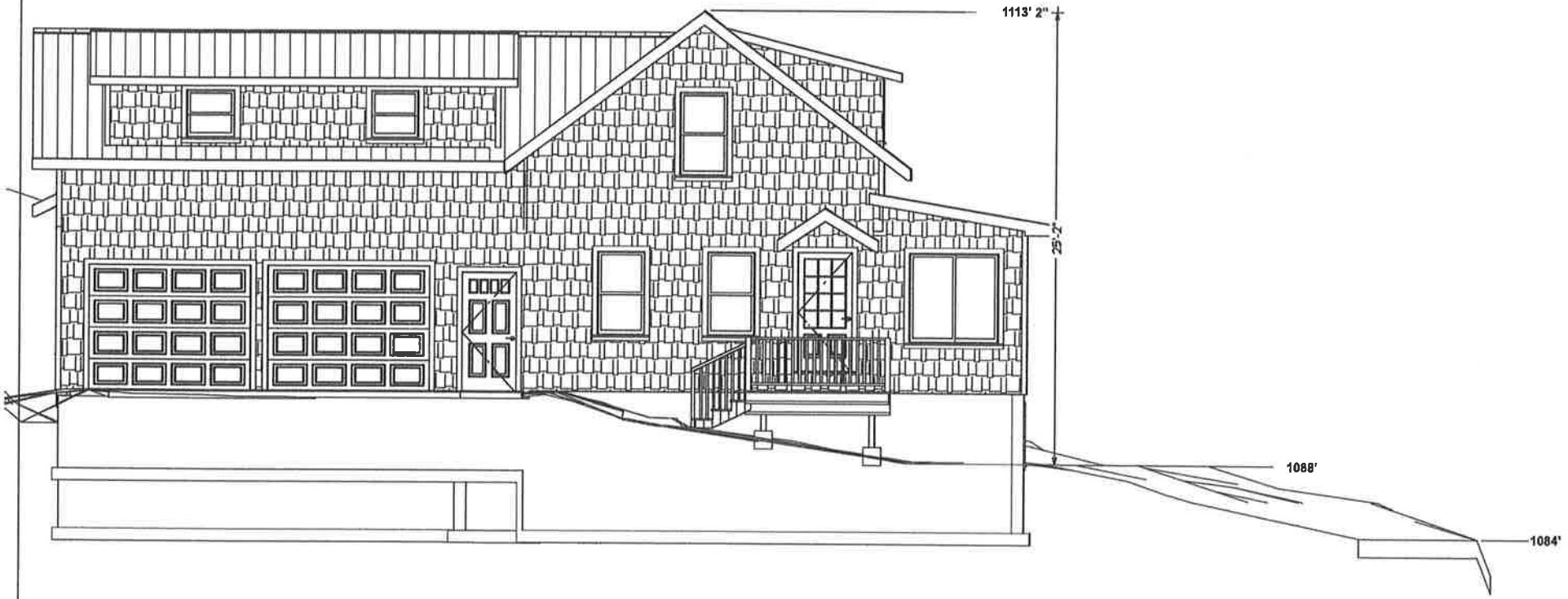
**TAX MAP 115 LOT 9
0.218 ACRES
(28,530 Sq.Ft.)
(48,710 Sq.Ft. Excluding Road)**

Certification for Recording

I certify that this survey was not a subdivision pursuant to this title and that the area of streets and open areas are those of public or private streets as now or hereafter established and that no new ways are shown. (RSA 875:18)

Date _____
Clayton E. Platt, L.L.S. No. 833





Elevation 1

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Elevation View

PROJECT DESCRIPTION:
22 Burma

DRAWINGS PROVIDED BY:
Fred Beaulieu

3-5-2019

SCALE:

SHEET:

A-1

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
ARNOLD, LYNN F BEAULIEU, ALFRED D 9 SHORE DR		3 Below St	3 Public Sewer	3 Unpaved	7 Waterfront	Description	Code	Appraised Value	Assessed Value	2413 SUNAPEE, NH
HOLLAND, MA 01521 Additional Owners:		SUPPLEMENTAL DATA			RESIDNTL	1016	31,300	31,300	VISION	
					RES LAND	1016	164,100	164,100		
					RESIDNTL	1016	400	400		
					Total		195,800	195,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	%C.	PREVIOUS ASSESSMENTS (HISTORY)								
ARNOLD, LYNN F		2048/ 809	09/04/2018	U	I	109,500	FD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
HUFF, BRENDA		2048/ 807	09/04/2018	U	I	109,500	1G	2018	1016	31,300	2018	1016	31,300	2017	1016	31,300
ROACH, WILLIAM		467/ 519	09/24/1968	U	I			2018	1016	164,100	2018	1016	164,100	2017	1016	164,100
HUFF, BRENDA		467/ 519	09/24/1968	U	I			2018	1016	400	2018	1016	400	2017	1016	400
		Total:				195,800		Total:		195,800	Total:		195,800	Total:		195,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	31,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	400
Appraised Land Value (Bldg)	164,100
Special Land Value	0
Total Appraised Parcel Value	195,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	195,800

NOTES
 LEVEL ACCESS TO POND; IA; FULL VIEW OF POND; HOUSE RESTS ON POST/PIERS; 4X18 DOCK=NV MOVEABLE; NO INSULATION THRU-OUT BLD; OIL SYSTEM BROKEN-NO HEAT 10/10-POND WATER, RYWELL 8/15-FAIR COND FOR Y/B 6/16-P/U 54 SQ FT WD DK; 5X4 WDK=NV

BUILDING PERMIT RECORD							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result
09/18/2018			MP	AC	ADMIN DATA ENTRY
06/06/2016			RE	M	MEASURE
05/05/2016			MP	AC	ADMIN DATA ENTRY
08/17/2015			NB	FR	IN FIELD REVIEW
06/11/2012			MP	AC	ADMIN DATA ENTRY

LAND LINE VALUATION SECTION															
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj
1	1016	OTH LAKE WF	RR				10,019 SF	4.84	4.0000	9	1.0000	0.95	PP	0.95	EASEMENT
		Special Pricing				S Adj Fact		Adj. Unit Price		Land Value					
		Spec Use		Spec Calc		.94		17.47		164,100					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	36		Camp				
Model	01		Residential				
DESIGN/APPEAL	03		Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	07		K PINE/A WD				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2							
Heat Fuel	01		Coal or Wood				
Heat Type	01		None				
A/C	01		None				
Total Bedrooms	01		1 Bedroom				
Total Bthrms	1						
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms	3						
Bath Style	01		Below Avg.				
Kitchen Style	02		Average				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
WDK	WOOD DECK			L	54	13.00	2010		0		50	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	440	440	440		29,709
EAF	Attic, Expansion, Finished	192	480	192		12,964
FSP	Porch, Screen, Finished	0	192	48		3,241
UST	Utility, Storage, Unfinished	0	40	6		405
Ttl. Gross Liv/Lease Area:		632	1,152	686		51,319

FSP			
		24	
EAF		24	
BAS			
			20
10			
EAF			
UST			
	4		
		1010	
	4		
			20





TOWN OF SUNAPEE
23 Edgemont Road
Sunapee, New Hampshire 03782-0717
www.town.sunapee.nh.us

DATE: March 7, 2019
TO: ZBA
FROM: Nicole Gage, Zoning Administrator
RE: Case #ZBA19-03, 19-04 & 19-05 / Variances
22 Burma Rd., 0115-0009-0000 / ARNOLD & BEALIEU

Comments:

1. Zoned RR (Rural Residential) w/ Shorelines Overlay District
2. I did not find any planning/zoning history on this property.
3. I sent the proposal to the Highway Director on 3/7/19 for written comments.
4. Comment: Right now, the camp is a "Pre-Existing Non-Conforming Structure" because it does not meet the 50-foot Waterfront Setback in 3.40, and it was built in 1940 which pre-dates zoning adoption. Once it is torn down and replaced, the new structure would be considered a "Non-Conforming Structure" with a Variance. See Definitions in Article XI.

received 3/27/19
see attached

Zoning

From: Zoning
Sent: Wednesday, March 27, 2019 9:55 AM
To: Dan Schneider; Aaron H. Simpson; Bill Larrow; Clayton Platt; George Neuwirt; james.phelan.lyons@gmail.com; Jeff Claus
Cc: Zoning
Subject: Additional Info for 22 Burma Rd ZBA case

Dear ZBA Members:

I received written comment from the Highway Director concerning next week's hearing for variances at 22 Burma Road. See below. This did not make into your packets. I will bring copies to the hearing next week.

Thank you.

Nicole Gage
Zoning Administrator
Town of Sunapee, NH
Email zoning@town.sunapee.nh.us / Web www.town.sunapee.nh.us
Direct (603) 763-3194 / Town Office (603) 763-2212

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From: Scott Hazelton
Sent: Wednesday, March 27, 2019 9:36 AM
To: Zoning
Cc: Micah Seneca
Subject: RE: Any feedback to the ZBA for 22 Burma Road?

Nicole:

I've reviewed the application materials for 22 Burma Road. I have the following comments/questions:

- Please provide a grading and drainage plan from Burma Road around the perimeter of the house to the pond. It should detail how drainage, and at times sediment, will be managed that may flow from the road surface towards the owner's property so that it is not discharged into the pond.
- Modification of the existing driveway will require submission of a new driveway permit application by the owner.

Please do not hesitate to contact me if you have any questions.

Kind Regards,

Scott A. Hazelton, CPESC
Highway Director
Town of Sunapee
621 Route 11

