

Planning Board
October 26, 2023
7:30pm

Members present: Chip Current, Barry Hantman, Leo Traverse, Charles Underhill

Others present: Gail Turilli, Devon Boling, Dan Jenkins, Jase Gregoire, Shayne Gendron

The Board reviewed the minutes of October 12, 2023. Barry **made** and Charles 2nd a **motion to accept the minutes as written**. All in favor, **motion carries**.

Chip noted that 29 Olde Road is not present for tonight's meeting as the site plan has not been updated. Continuance was granted at the last meeting until December 14 but the applicant is hoping to be present at the next meeting in November.

567 Main Street – Wellinghall Farm Wedding Venue Site Plan:

Jase Gregoire addresses the Board stating that last year conditional approval was granted but, had to coordinate with Fish and Game and make some plan changes. AOT, NHDOT, Septic, and Wetland permits are pending. The big change to the plan was originally going to be Phase II which included the cabins but, Fish and Game required this to be shown on the plans. There is an existing stone crossing culvert where Fish and Game would like to see an open bottom box culvert. Chip mentions that there is no need for a new Conditional Use permit but, this will need to go before Conservation due to the plan change and wetland impact. Three waivers are being requested for this Site Plan and are as follows:

1. To allow for an 8% commercial driveway where 5% is required
2. To allow bituminous concrete curbing where granite is required
3. Engineering Review fees associated with a Conditional Use permit application as fees were paid with the Site Plan Submittal.

A site walk was mentioned but, the majority of the Board feels this may not be necessary. Dan Jenkins mentioned if anyone wishes to walk the property, he would be more than happy to accommodate.

The architectural plans have changed to include the cupolas which would require a variance. Barry suggested speaking with the Fire Chief before going to ZBA. The top of the building, including the cupolas is 42ft 9in, which is over the allowed building height per zoning. Barry stated to add a note on the plans that state no access to the cupolas. There are no other changes to the plan. Charles **made** and Barry 2nd a **motion to accept the application**. All in favor, **motion carries**. **Site Plan application accepted on 10/26/23**. Charles confirmed that all of the abutters had been noticed. Chip noted that the waivers requested will be discussed at the next meeting.

Charles asked if there is access to the new culvert for siltation for cleanout over time. Jase explained that there is no road access but, it is open with a headwall around it to minimize

impacts to the wetlands. Charles noted if asking for a waiver for 8% because there is a 10% slope, he questioned if an upslope curtain drain will be put in to divert slope runoff from the road. Jase stated that it will be curved with catch basins that will capture the water and divert it to the bio-retention basin. Charles mentions that he resides in that same area, his was cut sideways into the slope and a curtain drain had to be put in. Chip noted that there are water inlet structures along the curving. Jason mentions that a swale has been proposed on that slope to capture some of the runoff and direct it to the new upgraded culvert crossing. It is a 12 inch RCP being upgraded to an 18 inch RCP with 9 catch basins up and down the road. Charles mentions a couple of issues: 1. To make sure that there is some sort of catch for both the surface and permeable water that is percolated down, and 2. Further up Main Street to the North, there have been significant runoff issues that have closed the road and taken the shoulders out twice this past year. Moving moisture toward the road could be problematic. Jase explains that the one driveway will be removed as part of DOT permitting. Only one entrance to the property is allowed. Charles confirms that the surface flow is being mitigated.

Barry asked about detail on the cottages. Jase stated that there are no architectural details at this time but, they are 16X20 single story structures with a bedroom and a bathroom. Dan noted that a conceptual plan can be done for the cottages. There will be parking for 2 vehicles per unit and there will be a T-turn at the top for emergency vehicles. Barry asked about fire suppression and ADA access. Jase did not believe those are required. Barry stated this would be considered rental property and would require fire suppression and that 5% needs to be ADA accessible. The Road as well as the parking is ADA compliant. A note needs to be put on the plan showing a handicapped symbol on at least one cabin. There is one leach field and one well on the property. There is a proposed well house shown on sheet 13 with a holding tank and the sewer is gravity fed to the septic. Sheet 13 also shows the leach field for the cabins and the venue. A revised septic plan has been submitted and approved. Barry asked about paving and/or gravel. Jase stated that everything will be paved. There is a maintenance plan within the drainage analysis and the stormwater management plan has been revised per Fish & Game. Previous conditions have been addressed.

Barry asked about snow removal for the cottages. Jase stated the snow will be stored in between them. Barry suggests to put a sign at the end of the cottages stating "no snow storage." Chip mentions that there is a retaining wall in that area. Jase mentions that there will be wall mounted lights on the cottages and Chip stated that needs to be shown on the plans. Barry commented on a note stating the length of stay in the cabins. A maximum of 2 weeks will be permitted. Barry suggested to expand that to say, "cottages can't be used to establish residence in the town".

Jase confirms the following conditions that need to be met and are as follows:

1. Note stating no access to cupolas
2. ADA sign
3. ADA cabin unit note
4. No snow storage signs on either side at the end of the cottages
5. Update existing structures on site
6. Fire suppression note
7. Conservation comments

- 8. Town Engineer comments
- 9. ZBA meeting for possible variance

Dan mentioned that there will be mini-splits in each cabin for heat and air conditioning. Chip questioned having a site walk. Barry **made** and Leo 2nd a **motion to waive the site walk pending comments from Conservation**. All in favor, **motion carries**.

Chip suggests sending the following recommendation to ZBA: After careful consideration, the Danville Planning Board has voted to recommend that the Danville Zoning Board of Adjustment act favorably on this particular request to allow a building height greater than 35 feet based on the following observations; 1) The portion of the structure above the 35' limit is two cupolas, not any usable floor space; 2) The cupolas are not accessible to those in the structure (i.e., no stairway or other access to the cupola level; 3) The applicant, after consultation with the Danville Fire Chief and Fire Wards, has agreed to design the cupolas such that they will aide in the venting of smoke/heat in the event of fire and has agreed to add a note on the plans to indicate this if approved by the Danville ZBA; and 4) The cupolas help to maintain a traditional New England building design that is aligned with the character of the Town of Danville and is architected to "...provide for the harmonious and aesthetically pleasing development of the municipality and it environs..." (NHRSA 674:44, II(b) and Danville Site Plan Ordinance Section 30.1). The Planning Board is unanimous in this recommendation. Barry **made** and Charles 2nd a **motion to send this recommendation to ZBA**. All in favor, **motion carries**.

Jase mentions that a site management plan has been put together per requirement of Fish & Game and Chip stated he would like a copy of that. Dan questioned the requirement for fire suppression for the cabins. Chip suggested to speak with the Fire Chief but, believes it is required per Zoning Ordinance Article VII,S.3.a.7. A sprinkler for commercial property could be part of the variance request to ZBA if no sprinkler system is anticipated. This project will be continued for two weeks, November 9.

13 Olde Road – Subdivision:

Leo recuses himself from the table as he is an abutter. Neal McCarthy of Promised Land Survey addresses the Board. He states this is a simple proposal putting in a line, making a 2-lot subdivision, cleaning up the use and making it more conforming to meet zoning requirements. There are no questions from the Board or the public. Barry **made** and Charles 2nd a **motion to accept the application**. All in favor, **motion carries**. **Application accepted on 10/26/23**.

There are 2 waivers being requested and are as follows: Article III, section D.4(a) – Drainage report, and Article III, section D.4(c) letter of approval from Conservation. Barry stated that a new driveway is not being created. Charles **made** and Barry 2nd a **motion to grant the waivers**. All in favor, **motion carries**. **Waivers granted for Article III, section D.4(a&c) on 10/26/23**. Barry noted that there is no need for town engineer review or have comments from the Road Agent or the Fire Department. He also mentions that prior to recording, state subdivision approval is needed and the approval number has to be shown on the plan. There is no need for bonding. Barry **made** and Charles 2nd a **motion to grant conditional approval pending state subdivision approval**. All in favor, **motion carries**. This will just be creating another lot, 4-

185-1, no new house is being added to the lot. When this lot is created, it will not warrant impact fees as there is an existing dwelling. Barry **made** and Charles 2nd a **motion to not assess impact fees for the newly created lot**. All in favor, **motion carries**.

Zoning Change to Floodplain Ordinance:

Barry mentioned some changes to a couple sections of the ordinance which the Board received from the state with their updates. He did not put in what the state recommended for the definition of manufactured homes. Charles noted a concern about the difference between a manufactured home and a pre-fab home and if a pre-fab home could be rolled under this definition to which Chip stated no. The state had deleted the 100 year flood but, Barry kept that in. Substantial Improvement section, Barry kept the words the state had crossed out as well as what the state added in. General Requirements section mentions a special permit for floodplain or wetlands development which Danville does not have a special permit for this and this section was modified. The amended ordinance is as follows:

1. **To see if the Town of Danville will vote to amend the Danville Zoning Ordinance as necessary to comply with updated requirements of the National Flood Insurance Program. Specifically, this would replace the existing Article Article V Subsection H, Floodplain Development Ordinance with the following:**

ARTICLE V Subsection H

H. FLOODPLAIN DEVELOPMENT ORDINANCE

This ordinance, adopted pursuant to the authority of RSA 674:16, shall be known as the Town of Danville Floodplain Development Ordinance. The regulations in this ordinance shall overlay and supplement the regulations in the Town of Danville Zoning Ordinance and shall be considered part of the Zoning Ordinance for purposes of administration and appeals under state law. If any provision of this ordinance differs or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.

The following regulations in this ordinance shall apply to all lands designated as special Flood Hazard Areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for Rockingham County, NH" dated May 17, 2005, or as amended, together with the Flood Insurance Rate Map panels numbered: 360E, 370E, 378E, 379E and 390E, dated May 17, 2005, or as amended, which are declared to be a part of this ordinance and are hereby incorporated by reference.
Amended 3/12/2002; 3/8/2005

a. Definition of Terms:

The following definitions shall apply only to this Floodplain Development Ordinance, and shall not be affected by, the provisions of any other ordinance of the Town of

Danville.

“Area of Special Flood Hazard” is the land in the floodplain within the Town of Danville subject to a one-percent (1%) or greater possibility of flooding in any given year. The area is designated as Zone A and AE on the Flood Insurance Rate Map. **Amended 3/12/2002; 3/2024**

“Base Flood” means the flood having a one-percent (1%) possibility of being equaled or exceeded in any given year.

“Base Flood Elevation” (BFE) means the elevation of surface water resulting from the “base flood.” **Added 3/2023**

“Basement” means any area of a building having its floor subgrade on all sides. “Building” – see “structure”.

“Development” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operation or storage of equipment or materials. **Amended 3/2024**

“FEMA” means the Federal Emergency Management Agency.

“Flood” or “Flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- i. the overflow of inland or tidal waters.
- ii. the unusual and rapid accumulation or runoff of surface waters from any source.

“Floodplain” or “Flood-prone area” means any land area susceptible to being inundated by water from any source (see definition of “Flooding”).

“Flood Insurance Rate Map” (FIRM) means an official map incorporated with this ordinance, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the Town of Danville. **Added 3/14/2000**

“Flood Insurance Study” (FIS) means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e. mudflow) and/or flood-related erosion hazards. **Amended 3/2024**

“Flood Opening” means an opening in a foundation or enclosure wall that allows automatic entry and exit of floodwaters. See FEMA “Technical Bulletin 1, openings in Foundation Walls and Walls of Enclosures.” **Amended 3/2024**

“Flood Proofing” means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents. **Amended 3/2024**

“Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

“Historic Structure” means any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - 1) By an approved state program as determined by the Secretary of the Interior, or
 - 2) Directly by the Secretary of the Interior in states without approved programs.

“Lowest Floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building’s lowest floor; provided, that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

“Manufactured Home” is as defined in Article II, “Manufactured Housing”, of this Zoning Ordinance. For floodplain management purposes the terms “manufactured home” and/or “mobile home” includes park trailers, travel trailers, and other similar vehicles placed on site for greater than 180 days. This includes manufactured housing located in a mobile home park, subdivision, or any other location in the Town of Danville. **Amended 3/2024**

“Manufactured Home Park” or “Mobile Home Park” is as defined in Article II, “Mobile Home Park”, of this Zoning Ordinance For floodplain management purposes, this includes any parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale. **Amended 3/2024**

“Mean sea level” means, for the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum

(NAVD) of 1988, or other datum; to which base flood elevations shown on the Town's Flood Insurance Rate Maps are referenced.

Amended 3/12/2002; 3/2024

"100-year flood" – see "base flood".

"New construction" means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures. **Added 3/2024**

"Recreation Vehicle: (1) built on a single chassis; (2) four hundred square feet (400 ft²) or less when measured at the largest horizontal projection; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily **not** for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use." **Added 3/12/2002**

"Regulatory floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without increasing the water surface elevation more than a designated height. **Amended 3/12/2002; 3/2024**

"Special flood hazard area" see "Area of Special Flood Hazard" **Amended 3/12/2002; 3/2024**

"Structure" means for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

"Start of Construction" includes substantial improvements, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

“Substantial Improvement” means any combination of repairs, reconstruction, rehabilitation, addition, alteration, or other improvements to a structure in which the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the “start of construction” of the improvement. The market value of the structure should equal: (1) the appraised value prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes structures which have incurred substantial damage, regardless of actual repair work performed. The term does not; however, include either: (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or (b) Any alteration of a “historic structure,” provided that the alteration will not preclude the structure's continued designation as a “historic structure.” *Amended 3/2024*

“Violation” means the failure of a structure or other development to be fully compliant with the community’s floodplain management regulations. *Added 3/2024*

“Water surface elevation” means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, (or other datum, where specified,) of floods of various magnitudes and frequencies in the floodplain. *Amended 3/2024*

b. General Requirements

i. All proposed development in any special flood hazard area shall require a building permit. When reviewing the permit application, the issuing authority shall take special note of the provisions of this Wetlands Ordinance to ensure the proposed development is in compliance. *Added 3/2024*

ii. The Building Inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in a special flood hazard area, all new construction or substantial improvements shall:

1. be designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,
2. be constructed with materials resistant to flood damage,
3. be constructed by methods and practices that minimize flood damages,
4. be constructed with electrical, heating, ventilation, plumbing, and

384 air conditioning equipment, and other service facilities that are
 385 designed and/or located so as to prevent water from entering or
 386 accumulating within the components during conditions of flooding.
 387

388 iii. Where new or replacement water and sewer systems (including on-site
 389 systems) are proposed in a special flood hazard area the applicant shall
 390 provide the Building Inspector with assurance that these systems will be
 391 designed to minimize or eliminate infiltration of flood waters into the
 392 systems and discharges from the systems into flood waters, and on-site
 393 waste disposal systems will be located to avoid impairment to them or
 394 contamination from them during periods of flooding.
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396 iv. For all new or substantially improve structures located in special flood hazard
 397 areas, the applicant shall furnish the following information to the Building
 398 Inspector:
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400 1. the as-built elevation (in relation to mean sea level) of the lowest floor
 401 (including basement) and include whether or not such structures
 402 contain a basement. *Amended 3/2024*
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404 2. if the structure has been floodproofed, the as-built elevation (in
 405 relation to mean sea level) to which the structure was flood proofed.
 406 *Amended 3/2024*
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408 3. any certification of flood proofing.
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410 The Building Inspector shall maintain this information for public
 411 inspection and shall furnish such information upon request. ***Amended***
 412 ***3/14/2000***
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414 v. The Building Inspector shall not grant a building permit until the applicant
 415 certifies that all necessary permits have been received from those
 416 governmental agencies from which approval is required by federal or state
 417 law, including Section 404 of the Federal Water Pollution Control Act
 418 Amendments of 1972, 33 U.S.C. 1334.
 419

420 vi. 1) In riverine situation, prior to the alteration or relocation of a
 421 watercourse, the applicant for such authorization shall notify the
 422 Wetlands Bureau of the New Hampshire Department of
 423 Environmental Services and submit copies of such notification to the
 424 Building Inspector and Conservation Commission (CC), in addition to
 425 the copies required by the RSA 483-A:3. Further, the applicant shall
 426 be required to submit copies of said notification to those adjacent
 427 communities as determined by the Building Inspector and CC,
 428 including notice of all scheduled hearings before the Wetlands
 429 Bureau (and notice of local wetlands hearings). ***Amended 3/14/2000;***
 430 ***3/12/2002; 3/2024***
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432 2) The applicant shall submit to the Building Inspector and

Conservation Commission certification provided by a registered professional engineer, assuring that the flood carrying capacity of an altered or relocated watercourse can and will be maintained. **Amended 3/14/2000**

3) Until a Regulatory Floodway is designated along watercourses, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zone AE on the FIRM, unless it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all existing, proposed and/or approved development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. **Amended 3/2024**

4) The Building Inspector and Conservation Commission shall obtain, review, and reasonably utilize any floodway data available from Federal, state, or other sources as criteria for requiring that all development located in Zone A meet the following floodway requirement. **Amended 3/14/2000**

“No encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge.”

vii. 1) In a special flood hazard area, the Building Inspector shall determine the base flood elevation in the following order of precedence according to the data available: **Added 3/2024**

a. In Zone AE, refer to the base flood elevation data provided in the community’s Flood Insurance Study and accompanying FIRM. **Added 3/2024**

b. In Zone A, the Building Inspector shall obtain, review, and reasonably utilize any ~~100-year flood~~ base flood elevation data available from any federal, state or other source including data submitted for development proposals submitted to the community (i.e., subdivisions, site approvals). Where a base flood elevation is not available or not known for Zone A, the base flood elevation shall be determined to be at least 2 feet above the highest adjacent grade. **Amended 3/2024**

2) The Building Inspector’s base flood elevation determination will be used as criteria for requiring in zone A and AE that: **Amended 3/2024**

a) all new construction or substantial improvement of residential structures have the lowest floor (including basement) elevated to or above the base flood elevation; **Amended 3/2024**

b) that all new construction or substantial improvements of

non-residential structures have the lowest floor (including basement) elevated to or above the base flood level; or together with attendant utility and sanitary facilities shall:

Amended 3/2024

- i. be flood proofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water; ***Amended 3/2024***
 - ii. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
 - iii. be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section;
- c) all manufactured homes to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the mobile home is at or above the base flood elevation; and be securely anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces; ***Amended 3/12/2019; 3/10/2020; 3/2024***
- d) for all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted provided they meet the following requirements: (1) the enclosed area is unfinished or flood resistant, usable solely for the parking of vehicles, building access or storage; (2) the area is not a basement; and (3) shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two (2) flood openings having a total net area of not less than one square inch for every one square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot (1') above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwater. ***Amended 3/14/2000; 3/2024***
- e) All recreational vehicles placed on sites within Zone A and AE shall either (i) be on the site for fewer than one hundred eight (180) consecutive days; (ii) be fully licensed,

on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or (iii) meet all applicable standards of this ordinance and the elevation and anchoring requirements for “manufactured homes” in this ordinance. **Added 3/12/2002; Amended 3/2024**

c. Variances and Appeals

- i. Any order, requirement, decision or determination of the Building Inspector made under this ordinance may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5.
- ii. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I, the applicant shall have the burden of showing in addition to the usual variance standards under state law: **Amended 3/2024**
 1. that the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense.
 2. that if the requested variance is for activity within a designated regulatory floodway, no increase in flood levels during the base flood discharge will result.
 3. that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- iii. The community shall (i) maintain a record of all variance actions, including their justification for their issuance, and (ii) report such variances issued in its annual or biennial report submitted to FEMA’s Federal Insurance Administrator. **Amended 3/12/2002**
- iv. The Zoning Board of Adjustment shall notify the applicant in writing that:
 - (i) the issuance of a variance to construct below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions. **Amended 3/12/2002**

Barry made and Charles 2nd a motion to put this forward to the 1st public hearing in December. All in favor, motion carries. This warrant article will need to be noticed in the paper.

Barry made and Charles 2nd a motion to adjourn. All in favor, motion carries. Meeting adjourned at 9:25 PM

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Agenda for next meeting:

1. 29 Olde Road – Site Plan Continuance
2. 567 Main Street – WellingHall Farm Wedding Venue Site Plan Continuance

Respectfully,

Gail Turilli