

**Zoning Board of Adjustment
Town of Sandwich
PO Box 194
Center Sandwich, NH 03227**

**Notice of Decision
Case No. 2023-02**

At its duly notified meeting on Thursday, March 9, 2023, the Sandwich Zoning Board of Adjustment voted 4-1 to Deny the Special Exception concerning Article III Section 150-10 B (Exceptions to permitted lot size and road frontage on a public or private way. Lots of record as of March 11, 1969, which do not meet the minimum lot size requirements and/or frontage requirement on a public or private way, *may not be built on* until given a special exception by the Board of Adjustment. See also § 150-105. The Board of Adjustment shall determine that all structures, septic systems, etc. will conform to current setback requirements and *that building on the lot* will not be detrimental to public health or in violation of the purpose of this ordinance as expressed in § 150-4.) of the Zoning Ordinance for property owned by Frederick Surette located at 827 Whittier Highway, Center Sandwich, NH, Tax Map R2 Lot 34 in the Rural/Residential Zoning District.

The findings of fact for the decision: This property does not qualify for a Special Exception under this provision. Consistent with how this section has been interpreted by the Town of Sandwich, the section is not applicable to the conversion of an existing structure.

Mary Cove

Chair, Zoning Board of Adjustment

March 9, 2023

Note: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty days of the date of the decision, the day following the decision being day one. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Revised Statutes Annotated, Chapter 677 for details.

Pursuant to RSA 674:33 I-a and 674:33 IV, Variances and Special Exceptions approved by the Board shall be valid if exercised within two (2) years of the date of final approval.