



Mark Avery <madplanboard@gmail.com>

Re: Proposed Multi-unit expansion

1 message

Mark Avery <madplanboard@gmail.com>

Wed, May 29, 2019 at 10:38 PM

To: Sean Peters <seanaldenpeters@gmail.com>

Cc: James Petrovitsis <jspetrovitsis@gmail.com>, Madbury Admin Asst <adminmadbury@comcast.net>, Marcia Goodnow <marciagoodnow@gmail.com>, Elizabeth Durfee <efd.planning@gmail.com>

Hi Sean,

Thanks for reaching out.

Your property is in our residential Agricultural zoning district. Generally only single-family and two-family dwellings are permitted in this district (Zoning Article V, Section 2); however, your apartments are a preexisting non-conforming use (i.e., grandfathered) and as such are allowed.

Your idea to replace the two-unit structure with a larger multi-unit structure would be an enlargement of the existing grandfathered use. Enlarging a non-conforming requires a special exemption from the Zoning Board of appeals (Zoning Article XIII, Section 1).

Should you receive the exemption, you would also need site-plan approval from the planning board (Site Plan Review Regulations Article III).

The best way to proceed would be to meet in an informal, non-binding session with the entire board to discuss your proposal. Our next meeting is June 5 at 7:00 PM. If you'd like I can put you on the agenda.

Also, here's a link to our planning board's web site. You can find the relevant ordinances and regulations in the upper right column. http://www.madburynh.org/show_pb.php

Hope that helps,

Thanks,

Mark

cc:

Town Administrator

Vice Chair Planning Board

Professional Planning Consultant

On Tue, May 28, 2019 at 8:17 AM Sean Peters <seanaldenpeters@gmail.com> wrote:

Dear Mr. Avery

I am reaching out in regard to a property my partner and I own at 10 Lee Rd, Madbury.

The property currently consists of 10 residential rental units on 36+- acres. After purchasing the property Fall of 2017 we began looking into ways to improve the property as it is comprised of older out-dated structures. At this point, we are primarily interested in the demolition of a two-unit structure in the rear of the property, and the construction of a larger multi unit structure in its place.

We are aware of the feasibility when it comes to the size of the site, building coverage, setbacks, utilities, etc...Though we are in need of some guidance as it pertains to navigating the Town of Madbury Zoning and Planning regulations.

I was hoping we could find a time to discuss this with you, either a phone call or brief meeting would be greatly appreciated. Please let me know if you have any availability within the next couple of weeks.

Thank you,
Sean Peters

Sean Alden Peters
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