



# Town of Sugar Hill

1411 ROUTE 117 • P.O. BOX 574 • SUGAR HILL, NEW HAMPSHIRE 03586  
603-823-8468

## BOARD OF ADJUSTMENT NOTICE OF DECISION

Case No: 10-01

You are hereby notified the request for a special exception by Barbara Serafini for two principal buildings on a single non-residential lot on the property described on Map 21, Lot 57 and Map 219, Lot 27.111, as per Article 3, Section 304.1 of the zoning ordinance has been **APPROVED** by vote of the zoning board of adjustment. Property owners are Barbara Serafini and Paul Hayward.

Conditions:

1. This special exception shall be effective only if the subdivision currently before the Planning Board is granted.
2. This decision should in no way be construed as expressing any opinion at all concerning the merits of the applicants' application before the Planning Board, or about the actual creation of the proposed street-straddling lot. Both subjects are under the jurisdiction of the Planning Board. The nub of this decision is solely to remove any impediment to such approval which would otherwise arise from Section 402 of the Ordinance.
3. In order to assure compliance with Section 402, this Special Exception shall only be valid so long as all portions of the proposed street-straddling lot are devoted entirely to non-residential uses.
4. No future subdivision is permitted which would reduce the land area on either side of Sunset Hill Road (considering each side of the road separately) below the minimum lot size as set forth in Section 304.1 of the Ordinance.
5. The use of the two buildings shall be limited to the number of units of overnight accommodations currently in existence (which consists of ten (10) units in the Homestead plus owners quarters and nine (9) units in the Annex, and the number of units shall not be permitted to increase without further approval of this Board. There will be no overnight use of the fourth floor of the main building of the Homestead, nor of the smaller accessory building adjacent to the main building in it's entirety.



Mike Hern  
Chairman

Dated 24 March 2010

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 on this notice. 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 Statutes, RSA Chapter 677, for details.