

**TOWN OF CARROLL
ZONING BOARD OF ADJUSTMENT
92 SCHOOL STREET
P.O. BOX 146
TWIN MOUNTAIN, NH 03595
(603) 846-5754**

NOTICE OF DECISION

LOCATION/MAP & LOT

Route 3 North
Twin Mountain, NH 03595
416-023-000-000

APPLICANT:

Town of Carroll Select Board
P.O. Box 146
Twin Mountain, NH 03595

You are hereby notified that the Appeal from Administrative Decision regarding Article IV, Section 403.6 of the Town of Carroll Zoning Ordinance, involving the minimum frontage required along the principal route of access in the Rural (RU) district at Route 3 North, Twin Mountain, NH 03595; Property owned by Richard and Nancy Gould; Map/Lot: 416-023-000-000 has been **DENIED**, for the reasons / facts listed below, by vote of the Town of Carroll Zoning Board of Adjustment.

REASONS / FACTS SUPPORTING THE DENIAL:

1. Section 403.6 of the Town of Carroll Zoning Ordinance requires lots to have a minimum road frontage of 200 feet along a principal route of access.
2. Section 302 of the Town of Carroll Zoning Ordinance states: "Where a single lot of record at the time of passage of this Ordinance or amendment does not conform to the area and frontage requirements of the district in which it is located, such lot may be occupied by any use permitted in that district provided the use conforms to front, side and rear yard setbacks and all other applicable provisions of this ordinance."
3. This lot was found to be a Non-Conforming Lot as described in section 302 of the Town of Carroll Zoning Ordinance and is thus not subject to the road frontage requirement.
4. The board voted 5-0 to deny the application for an Appeal from Administrative Decision.



Chairperson, Zoning Board of Adjustment
AARON FOTI

February 15, 2021

Date

Note: The selectmen, any party to the action, or any person directly affected has the right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677 for details. The notice has been placed on file and made available for public inspection in the records of the ZBA on February 11, 2021. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk, Code Enforcement Officer and other town officials as determined by the board.