



Town of Hill
Zoning Board of Adjustments
30 Crescent St. Suite 1
Hill, NH 03243

NOTICE OF DECISION

Attention: August and Maria Merker
379 Bunker Hill Rd.
Hill, NH 03243

Via Email – Maria Merker - Mamerker@icloud.com
August Merker – aandmcs@myfairpoint.com

RE: Appeal of Administrative Decision filed 12-08-2022 / Hearing 01/12/2023

Dear Mr. and Mrs. Merker,

01/18/2023

Town of Hill Planning Board and Selectmen's meeting minutes from May 19th to November 16th, 2022 chronicle efforts to obtain a building permit for a single family dwelling on Map R12, Lot 50 located on Bunker Hill Road in Hill. Town records indicate an application was denied for lack of road frontage. The underlying denial appears to revolve around a personal opinion that Lot 50 is not buildable due to a lack of boundary line "frontage" on a Class V (or better) road. The Selectmen issued a denial for lack of frontage on Sept. 06th, 2022. An Appeal of Administrative Decision was received by the Zoning Board of Adjustment on December 08, 2022. A public hearing was held on January 12th, 2023.

Taking into consideration all statements and findings as a result of the public hearings, after careful and considerate deliberations, the Zoning Board of Adjustment finds that sufficient evidence exists to meet the burden of proof that Lot 50 is a buildable Lot pursuant to NH RSA 674:41 I, (b) (2) and Town of Hill Zoning Ordinance. Wherefore, the ZBA APPROVES the application for a building permit dated August 25, 2022. Issuance of a building permit is contingent upon the proof that a release of liability and release of the Town of Hill for any maintenance and upkeep of the R.O.W. (also referred to as the "Street" providing access) has been submitted to the Merrimack County Registry of Deeds. This concludes the ZBA's involvement with this process.

Best Regards,

Town of Hill Zoning Board of Adjustment
Stephen Thomson, Chairman, Frank Marsh, Vice Chair, Charles Estes, Secretary,
Steve Arruda, Treasurer and Dave Park Board Member