



THE TOWN OF SULLIVAN, NH

Office of the Zoning Board of Adjustment
Centre Street, PO Box 110 Sullivan, NH 03445 Voice 603-847-3316 e-mail
sullivantownclerk@myfairpoint.com

02/November/2022

Allen Vandiver
44 Hubbard Rd
Sullivan, NH 03445

Subject: Your Property at 44 Hubbard Rd ((003-099-000). Your Variance Application seeking an extension of time for previous condition Number 4.

Reference Your previous Variance Application, Approved 01/June/2017 (Copy Attached).
Public hearing of 01/November/2022 with regard to an extension of time for condition Number 4 of your previously Approved Variance.

Dear Mr. Vandiver,

At the public hearing held on 01/November/2022, you described your efforts to rehabilitate the condition of the subject property. Your efforts have involved removal of remnants of a previous building assorted scrap etc. You have also had a new well drilled, installed a new septic system, installed a new gravel driveway per the Sullivan driveway regulations.

As a result of the public hearing held on 01/November/2022, your application for an extension of time to conform to the previous condition number 4 has been conditionally approved. All other conditions of your 2017 variance remain in force and are still applicable.

Condition 4 of the 2017 Variance approval is now replaced by the following conditions.

- 4A An approved building permit to erect a house conforming to the Sullivan NH CPO will be obtained from the Sullivan Select Board on or before 15/April/2023. The ZBA suggests applying for this permit well in advance of this date. The stream located along the western property line of the subject property has wetlands associated with it. The ZBA also cautions that the structure or any portion of the structure (or any other structure) must be a minimum of 50 feet from the edge of a wetland so the location of the house on the lot is critical.
- 4B The construction of the house and/or its perimeter foundation must begin on or before 01/June/2023.
- 4C The construction of the house "Shell" must be complete by 30/August/2023. To be complete the shell must have all exterior walls, windows, doors, siding and finished roof. The interior walls and finish work is not required at this point.
- 4D The Interior attributes of the house must be completed to the following degree by 01/November/2023.
 - 4D1 Plumbing, at least to the point of providing useable running water to the Kitchen area and bathroom.
 - 4D2 Connection to the septic system for a functional bathroom and kitchen sink.
 - 4D3 Electrical system including an approved service entrance with meter box & socket and a load center panel including a main breaker and branch circuit breakers and/or breaker slots. This must be wired to provide minimum usable power and lighting.



THE TOWN OF SULLIVAN, NH

Office of the Zoning Board of Adjustment
Centre Street, PO Box 110 Sullivan, NH 03445 Voice 603-847-3316 e-mail
sullivantownclerk@myfairpoint.com

- 4D4 Heating system suitable to maintain the living area of the house at a reasonable temperature.
- 4E The ZBA recognizes that after 01/November/2023 there may be some additional plumbing or electrical work to be performed as well as additional installation of insulation, dry wall, trim work etc. to be performed, however, the house should be reasonably habitable at this point. The small house must be removed from the property or otherwise converted for a "non-dwelling" use.

Sullivan NH Zoning Board of Adjustment

Richard M Hotchkiss

Chairman

Mobile: 603-499-5016