

# THE TOWN OF SULLIVAN, NH

## Office of the Zoning Board of Adjustment

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March 27, 2024

Jeffrey Burbank

41 Old Concord Road

Sullivan, NH 03445

Subject: The Conditional Approval of your application for a Special Exception for a portion of your property at 41 Old Concord Road (006-057-000).

Dear Jeff,

The Sullivan Zoning Board of Adjustment has voted to Conditionally Approve your request for a Special Exception to the Community Planning Ordinance, Article III, B:3. You have applied for a Special Exception to install a series of storage containers for rental to the public as personal storage units on a specific section of your property.

You did not provide a land survey of your property with your application, so the first condition of approval will be to provide a property survey performed by a licensed land surveyor. On that survey the precise location of the area in which you intend to place the storage containers must be shown. We understand that you will be purchasing containers in batches contingent on how quickly they are rented and that the surveyed container area will show the total area when all the containers are purchased. No containers will be allowed outside of this area in the future.

You have indicated that a wetlands area exists on your property. The second condition for final approval will be to have the boundaries of this area delineated by a certified wetlands scientist. These boundaries, as indicated on a map, must be at least 50 feet away from the surveyed area where the containers are to be located.

There is a concern from one of the abutters, who is situated directly across the street from the proposed entrance to your facility, about the visual appearance of the containers. You have said in your proposal that you intend to install fencing and landscaping along the road next to the containers. You stated that the landscaping and a screen fence will be installed at a later date "if the business does well". As a third condition of your approval we would require that the gate and a small portion of fence on each side be a screen fence at the time they are installed to minimize the visual impact of the facility.

The last condition for approval is not storing boats and recreational vehicles. Your initial proposal did not state that you were intending to do so. This intent was mentioned by you verbally at the March 5, 2024 meeting but was not included as part of your written proposal. Therefore, in a vote taken at the public hearing on March 26, 2004, permission to store these additional items was not granted.

To sum up, the four conditions for obtaining approval for the Special Exception are the following:

1. Obtain a land survey of the property showing the outline of the storage container area. This area should be physically shown on the ground with stakes.
2. Obtain a wetlands survey of the property showing the extent of the wetlands relative to the storage container area. A minimum distance of 50 feet must be maintained between the wetlands and the storage area.
3. Install a gate and additional fencing on either side, with slats installed, to shield the area from view from Old Concord Road.
4. Do not store boats or recreational vehicles at this time. An additional special exception would be required to do so.

Please note that if significant changes are made to the site, as a result of the site plan review, and materially affecting the information on which this approval is based, those factors will require a new Special Exception from the Sullivan ZBA. Changes to the use or layout at the business site, including expanding the footprint of the proposed container area will require a new approved Special Exception after review by the ZBA and the required public hearing(s).

Best regards,  
Sullivan Zoning Board of Adjustment

Robert Switzer  
Chairman