



**NOTICE OF DECISION  
TOWN OF SUTTON NH  
ZONING BOARD OF ADJUSTMENT  
Case No: 2021-03  
MAP/LOT: 01-173-097  
East Sutton Road**

On Wednesday April 21, 2021, after a duly-noticed public hearing, the Sutton Zoning Board of Adjustment voted to **APPROVE** the appeal of Peacock Hill Road LLC, presented by Arthur Siciliano, Agent, for a **SPECIAL EXCEPTION**, as provided by Article IV, Section B, 6 of the Sutton Zoning and Building Ordinance, to allow a 7 lot Cluster Subdivision on the 101.81 acre parcel, with the following **CONDITIONS OF APPROVAL**:

- 1) Lot size and road frontage shall remain within 10% of the dimensions shown on the plan presented to the ZBA on April 21, 2021 (dated, April 2021).
- 2) The project will meet all state, local and federal requirements.
- 3) The Yield Plan will be redone to show adequate setbacks from the East Sutton Cemetery and to confirm that seven (7) potential lots are possible.
- 4) A third-party wetland scientist will review and verify the wetlands delineations as shown on the current plan (dated April 2021).
- 5) There will be no disturbance in the 25 foot buffer zone.

The vote in favor was **UNANIMOUS**.

Peter Stanley, Planning and Zoning Administrator

 Date 4/27/21

Note: The Selectmen, any party to the action, or any person directly affected, has a right to appeal this decision. New Hampshire Revised Statutes Annotated, Chapter 677, has the procedures that must be followed for a timely appeal. This notice has been placed on file and made available for public inspection in the records of the Town of Sutton NH. Copies of this notice have been distributed to the applicant, ZBA, Board of Selectmen, Town Clerk, and Property Tax Assessor.

*PJ 4/27/21*