



NOTICE of DECISION - DENIED

Zoning Board of Adjustment,
City/Town of Deerfield, NH 03037

Case No: 24-02

Applicant: Michael Salvato

Tax Map: Lot: Map 418, Lot 25-1


Variance Property Address: Map 418, Lot 25-1 Reservation Road, Deerfield, NH 03037

You are hereby notified that the request for a variance regarding the zoning ordinance has been DENIED by a vote of 3 to 1, for the reasons/facts listed below, by vote of the Zoning Board of Adjustment.

Article II Section(s) 210.8.E – Wetlands Setbacks

Summary of Facts Supporting Decision:

- The proposed home with a driveway can be constructed on multiple lot locations that meet the requirements of the ordinance without relief.
- Although the applicant stated a belief that the proposed relief would result in less wetland impact than a home and driveway that meet the ordinance wetlands setback requirements that fact is not established.
- The subdivision and lot restrictions were known at the time of land purchase.
- The prior owner's clearing of land and resulting reduced cost to the applicant are not sufficient grounds for hardship.


Spencer Pate, Chairperson, Zoning Board of Adjustment:

Date:

4/25/26

Note: The selectmen, any party to the action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Deerfield Town Building/ Code Enforcement office. This notice has been placed on file and made available for public inspection in the records of the ZBA, and has been sent to the applicant, property abutters, Planning Board, Board of Selectmen, and Town Clerk.