

March 28, 2023

ZBA permit considerations (section 6.11(F))

1. **Visibility from public location:** The site is not visible from a public place or road.
2. **Protection of natural features and landscape:** The addition will be located in a cleared, generally level area and will not require the require significant tree or brush removal
3. **Alteration of natural landscape:** The addition is on a generally level location that is currently cleared.
4. **Minimizes grading:** There will be no significant grading necessary for the addition and construction of the pool house.
5. **Road and driveways designed to curve:** There are no changes or additions to the road, driveway or parking area as part of this project
6. **Maintains views of ridgelines:** views of ridges and hills will not be affected by the project.
7. **Buildings sited behind fields:** The building will not be sited in proximity to fields
8. **Preserves and protects natural features:** There will be no changes to the natural landscape of the property, the addition will be located in an existing cleared area.
9. **Measures to protect water quality of ponds & wetlands:** There are no wetlands or ponds adjacent to the project.
10. **Minimize use of fossil fuels:** The project proposes to use a high efficiency air-source heat pump for heating and cooling. The project will meet or exceed all the insulation and energy requirements.
11. **Incorporates sustainable design:** The addition and pool house will be wood frame construction to match the existing structure.
12. **Avoids impacts to NHESP habitat:** The project is not located within an Estimated or Priority habitat area
13. **Protects/preserves historical resources:** There are no known historical or archaeological resources in proximity the proposed addition.