
TOWN OF SPRINGFIELD
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ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION

Re: Zoning Board of Adjustment Case:

TAP PROPERTIES, LLC
By Agent: Clayton Davis, Cold Pond Builders
140 Woodcrest Road, MAP 23, Lot 750-517
HEARING DATE: June 7, 2022

You are hereby notified that the request for a Special Exception from TAP Properties, LLC to operate a short term rental and guest facility business at 140 Woodcrest Road has been **DENIED**, by unanimous vote of five members, due to the applicant's failure to meet all five criteria required for a Special Exception. The reason for denial is as follows: The property is advertised on VRBO as accommodating 8 people with vetting of occupancy occurring only by VRBO (as explained by the applicant), the proposed use is of a commercial nature and is not in concert with the rural residential zone, the proposed use would be detrimental to the character neighborhood and the shared four bedroom septic system, as noted on the property card, may not be adequate.



Susan Chiarella, Chairperson 6/7/22

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 Springfield Town Office or at encourt.state.nh.us. If you wish to appeal, you must act within *thirty (30)* days of the date on this notice. The necessary first step before any appeal may be taken to the court, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. This notice has been placed on file and made available for public inspection in the records of the Zoning Board of Adjustment.

RSA 677-33 I-a Specifies a time constraint on the term of the Variance granted. Please refer to that Statute for more detailed information.