



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

January 11, 2022 - 7:00 pm @ Community Development Department

Physical Location: 3 North Lowell Road (Community Development Department) Live
Broadcast: WCTV Channel 20 – Local Cable TV
Live Stream: <http://www.wctv21.com/>

Call to Order

Public Hearing

Case #57-2021: Parcel(s) 18-L-300 (continued from November 23, 2021)

Applicant – The Dubai Group, Karl Dubai

Owner – Angle Wood Pond Realty Trust, Inc.

Location – 1-3 Sharma Way (aka 55 Range Road)

Zoning District – Professional, Business and Technology, Residential A & WPOD

The applicant has requested to continue this hearing, **to February 22, 2022** which the Board shall consider.

Variance relief is requested from Section(s) 603.1.1 & 614.2 to permit 100 two-bedroom townhomes, arranged in fourplexes, where this particular type and configuration of residential use is not allowed in the PBT, RDA & WPOD zones.

Case #59-2021: Parcel 13-A-198 (continued from December 14, 2021)

Applicant – The Dubai Group, Karl Dubai

Owner – AFS Realty, LLC

Location – 1 Industrial Drive

Zoning District – Limited Industrial & WPOD

The applicant has requested to continue this hearing, **to February 22, 2022** which the Board shall consider.

Variance relief is requested from Section 401 and Section 606.1 to expand the existing school by adding an approximately 12,000 SF single story building where such use is not allowed in the Limited Industrial District.

Case #02-2022: Parcel 18-L-300

Applicant – Optima Dermatology

Owner – Angel Wood Pond Realty Trust, Inc.

Location – 1 Sharma Way (aka 55 Range Road)

Zoning District – Professional, Business, and Technology District & WPOD

Variance relief is requested from Section(s) 706.4.2.2 and 706.8 to allow four new wall signs to be installed on a proposed medical office building, one on each side of the proposed building, totaling 497.166 square feet where 50 square feet is the maximum permitted for the PBT district. Also, a maximum of two wall signs are allowed for complexes where occupants have more than one façade facing a public or private right-of-way.

Meeting Minutes-Review and Approve: [11/9/21, 11/23/21, 12/14/21 & 12/28/21](#)

Planning Sessions and By-law updates

Legislative/Staff Updates

Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; 3 North Lowell Road, Monday – Friday 8am – 4pm.