



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

February 14, 2023 – 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/>

To access via Zoom: [ZBA Meeting](#)

Meeting number/access code: 865 4393 1593 **Password:** 250013 **To join by phone:** 1 646 876 9923

Call to Order

Case #01-2023 Parcel 12-A-530

Applicant – Timothy Johnston

Owner – Timothy & Kristina Johnston

Location – 50 Range Rd

Zoning District – Rural District

Variance relief is requested from **Sections 702 / Appendix A-1 and 703** to construct a 14x18 shed for storage of lawn and gardening tools, in the front yard of the property. The proposed building will have a front setback of twenty-three (23') ft, where fifty (50') ft, is required. Section 703 also prohibits detached accessory buildings from being erected in the front yard.

Case #02-2023 Parcel 14-B-516

Applicant – The Motta Family Revocable Trust

Owner – Same

Location – 10 Ridgemont Road

Zoning District – Rural District

Variance relief is requested from **Sections 702/Appendix A-1 and 703** to construct a 14x18 shed, ten (10') ft, from the Easterly side yard property line, where thirty (30') ft is required.

Case #03-2023 Parcel 21-D-150

Applicant – Timothy A Peloquin, LLS; Promised Land Survey, LLC

Owner – Northridge Church

Location – 14 Cobbetts Pond Road

Zoning District – Residential District A & WWP

Variance relief is requested from **Sections 702/Appendix A-1 and 703** to subdivide an approximately 7.5-acre parcel, for two (2) new single-family lots, in which, an existing single-family dwelling is already standing, with

part of the existing lot to remain under its current use, which is a church. The proposed subdivision will reduce the required minimum contiguous area of the existing single-family dwelling to 24,295 Sq Ft, where 30,000 Sq Ft is required to be free of wetlands, WWPD, and drainage easements. Furthermore, the subdivided lot would result in a side yard setback of 10', where 30' is required, for a future garage that would be constructed.

Case #04-2023

Parcel 13-A-197 & 13-A-198

Applicant – Karl Dubay, PE, The Dubay Group, Inc.

Owner – AFS Realty, LLC & Three Industrial Drive Condominium

Location – 1 & 3 Industrial Drive

Zoning District – Limited Industrial & Watershed Protection Overlay District (WPOD)

Variance relief is requested from **Section 616.6.4.2** for a lot line adjustment that would transfer 52,701 Sq Ft of land from lot 13-A-197 to lot 13-A-198. A variance is required for lot 13-A-197 due to the impervious coverage percentage resulting in 55 %, after the land transfer to lot 13-A-198, where a maximum impervious coverage of 30% is permitted in the WPOD.

Meeting Minutes to Review and Approve: 10-25-22 site walk & 01-27-23.

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.