



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

March 22, 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

Reorganization / Election of Officers

Public Hearing

Case #04-2022: Parcel 17-I-112B
Applicant – Edward N. Herbert Assoc., Inc
Owner – Barry & Donna Johnson
Location – 32 Walkey Rd
Zoning District – Residential A & WPOD

Variance Relief is requested from **Section(s) 401, 406, 702, and Appendix A-1** to construct an addition with a footprint of approximately 804 SF to an existing non-conforming structure on a pre-existing non-conforming lot. To allow a 36' front yard setback where 50' is required. To allow 17' side yard setback, where 30' is required. To allow a 45' shoreland setback, where 50' is required. To allow a 97' frontage where a minimum of 175' of frontage is required.

Case #05-2022: Parcel 25-R-6263
Applicant – Denis Tremblay
Owner – Denis Tremblay
Location – 12 Acadia Drive
Zoning District – Rural District

Variance Relief is requested from **Section(s) 611.6.4.3.1** to permit placement of a single-family residence in an Open Space Residential Development. The proposed front yard setback from the edge of a right of way is 80' where 50' is the maximum required.

Case #07-2022: Parcel 11-C-3100
Applicant – Salvatore Erna
Owner – Same
Location – 3 Lancelot Street
Zoning District – Residential District A

The applicant has requested to reschedule this hearing, to **April 12, 2022** which the Board shall consider.

Variance Relief is requested from **Section(s) 702, and Appendix A-1** to construct a detached 40x60 accessory building 17'-10" from the side lot line, where 30' is required.

Case #08-2022: Parcel 17-M-32
Applicant – Benchmark LLC
Owner – David and Erin Rogers
Location – 19 Armstrong Rd
Zoning District – Residential District A

Variance Relief is requested from **Section(s) 406.2, 702, and Appendix A-1** to allow expansion of the existing structure from 1,260 SF to approximately 1,500 SF on a pre-existing non-conforming lot. To allow 11' and 17' side yard setbacks for the expansion of the rear deck where 30' is required. To allow a farmer's porch on the front of the home to be constructed 19.5' to the side yard setback, where 30' is required.

Case #09-2022: Parcel 16-Q-179
Applicant – Benchmark LLC
Owner – Henry C Forde Heirs
Location – 20 First Street
Zoning District – Residential District A

Variance Relief is requested from **Section(s) 702, and Appendix A-1** to allow construction of a new approximately 1,868 SF two-bedroom year-round home on a pre-existing non-conforming lot. To allow 9' and 10' side yard setbacks, where 30' is required. To allow a 17' front yard setback where 50' is required. To allow a 16' shoreland setback, where 50' is required. To allow a 60' frontage where a minimum of 175' of frontage is required.

Meeting Minutes-Review and Approve: [02/22/2022](#)

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.