



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

May 10, 2022 - 6:30 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

Discussion with ZBA Alternate candidates

Discussion regarding remote participation options for future meetings

Public Hearings

Case # 10-2022 Parcel 24-F-6 (continued from April 26, 2022)
Applicant – Benchmark LLC
Owner – Edward and Renee Hahn
Location – 6 Johnny Hill Rd
Zoning District – Rural District

Variance Relief is requested from **Section(s) 702, and Appendix A-1** to construct a single-family dwelling on an approximately 7.26-acre lot that does not have the required 175-feet of frontage on a Town Class V Road. The lot does have 240-feet of frontage on a discontinued Road.

Case #11-2022 Parcel 21-V-230A (continued from April 26, 2022)
Applicant – Benchmark LLC
Owner – Arthur Breslin
Location – 28 Fish Rd
Zoning District – Residential District A / WPOD

Variance Relief is requested from **Section(s) 405.2, 405.3, 702, and Appendix A-1** to raze the existing structure and construct a new single-family dwelling on a pre-existing, non-conforming lot. To allow the dwelling to be placed 8-feet from the front lot line, 9-feet from the North Eastern side yard, 2-feet from the South Western side yard, and 9-feet from the rear yard lot lines. Where the setback requirements are 50-feet for front yard, and 30-feet for side and rear yards. To allow a lot size of approximately 4,571 sq. ft., where a minimum lot size of 50,000 sq. ft., is required. To allow approximately 63-feet of frontage on a private road, where 175-feet of frontage on a Town Class V Road is required. To allow the coverage of 25.4 %, where a maximum of 20% is required in Residential District A, Cobbett's Pond and the Canobie Lake Watershed Protection Districts.

Case #12-2022 Parcel 5-A-351

Applicant – Anthony Dancona

Owner – Anthony Dancona

Location – 2 Baldwin Street

Zoning District – Rural District

Variance Relief is requested from **Section(s) 702.2, 703** to construct an approximate 672 SF accessory building. The location of the proposed garage is on the front yard of the property. The property is located on a corner lot which creates two (2) front yards. The Windham Zoning Ordinance states that no detached accessory building shall be located in the front yard of a property.

Case # 13-2022 Parcel 9-A-825

Applicant – Benchmark LLC

Owner – MLC Realty Partnership

Location – Land off Kendall Pond Road

Zoning District – Rural District / WPOD

Variance Relief is requested from **Section(s) 601.3, 601.3.9, 601.4.8.4, 601.4.8.4.1, 702, Appendix A-1** to construct a single-family dwelling in an area that is within the one hundred (100') foot setback of the WWPD where no building shall be located in the WWPD, and that does not have any road frontage on a Class V Town road. To allow a longer than necessary proposed driveway to be placed the maximum extent from the wetlands. To allow construction of the utility system for the proposed dwelling that is located within the WWPD. To allow proposed WWPD signage markers to be placed thirty (30') feet from the front and side of the proposed single-family dwelling.

Meeting Minutes-Review and Approve: [02/22/22](#), [03/22/22](#), [03/29/22](#), [4/12/22](#), [4/26/22](#)

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.
