



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

May 26, 2020 - 7:30 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

Public Hearing

Case #09-2020: Parcel 11-A-1620

Applicant - Benchmark Engineering, Inc.

Owner - Kyle Segal and Michelle Guilmet

Location - 53 Blossom Road

Zoning District - Rural District and Wetland and Watershed Prot. District (WWPD)

Variance relief is requested from **Section(s) 601.3 and 601.4.8** to allow construction of an in-ground pool, pool apron, patio, cabana and fencing. Specifically from **Section(s) 601.3** to allow structures within 60' of the edge of wetland that exerts a 100' WWPD setback and to allow the existing yard area to remain at approx. 25' from the edge of wetland that exerts a 100' WWPD setback, where within the WWPD where such use is not permitted. And from **Section 601.4.8** to allow this proposal without requiring submission to the Planning Board for a special permit for this proposed work.

Case #10-2020: Parcel 17-C-105A

Applicant - Benchmark Engineering, Inc.

Owner – Joseph and Dawn Sapienza

Location – 10 Cross Street

**Zoning District - Residential A District and Cobbetts Pond & Canobie Lake
Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Section(s) 406.2, 616.6.4.2, 702 and Appendix A-1, 703, 703.1** to allow construction of a 24' by 24' garage addition onto an existing single family dwelling (SFD) on a pre-existing non-conforming lot with two frontages (Cross Street, a right of way, and Cobbetts Pond). Specifically from **Section 406.2:** To allow an expansion in the area and/or volume of the house from 960 sf to 1,536 sf in area and 15,360 cu/ft to 19,968 cu/ft in volume, where the ordinance does not allow an increase in the area and/or volume of the structure. And from **Section 616.6.4.2:** To allow an impervious lot coverage of 36.4% (existing coverage is 32.6%) where only 30% impervious coverage is allowed. And from **Section 702 & Appendix A-1:** To allow a lot size of 9,496 sf +/- where a minimum land area of 50,000 sf is required. To allow 0' of frontage on a private road, Cross Street, where 175' of frontage is required on a public road. To allow the SFD a Cross Street front yard setback of 40' +/- from the right of way and a Cobbetts Pond modified front yard setback of 48' (existing), where 50' is required. To allow a westerly side yard setback of 5' +/- (existing), where 30' is required.

And from **Section 702 & Appendix A-1:** To allow a shed on the lot to be relocated to a location that will have a Cross Street front yard setback of 3' +/-, where 50' is required and an easterly side yard setback of 3' +/- where 30' is required. And from **Section 703:** To allow the garage addition a front yard setback of 40' +/- from the right of way, where 50' is required and a easterly side yard setback of 3' +/- where 30' is required. And from **Section 703.1:** To allow the shed to be relocated on the lot with a 3' side yard setback, where 10' is required.

Public Meeting

Meeting Minutes-Review and Approve: May 12th 2020.

Legislative/Staff Updates

ZBA Alternate Member(s) - Discussion on public postings to fill vacancies.

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.

Due to the current State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

The Board strongly encourages members of the public to participate in the public hearings remotely, where possible, rather than planning to attend in person.

Members of the public will be able to communicate with the Board remotely during the Public Hearing by telephone at **(603) 965-1241**.

If members of the public have problems with access during the meeting, please alert the Board by sending an email to QA@windhamnh.gov or by sending a text message to (603) 234-4520.

PLEASE NOTE: In keeping with “social distancing” we are holding this meeting by way of “Zoom”. Most Zoning Board Members will not be in the room but will be using the “Zoom” platform to conduct the meeting. We encourage the public to watch the meeting on cable and if you have questions you may call the conference phone at **(603) 965-1241**. All the members participating will be able to hear you and your questions will be answered.

As always you may attend the meeting, but reservations are required and if you plan on attending, please call (603) 432-3806 between the hours of 8 am and 4pm.