



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

June 27, 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 Teams: [Click here to join the meeting](#)
Meeting ID: 210 221 889 388 **Password:** 2YGui7

Call to Order

Case # 24-2023 Parcel 22-R-10018

Applicant – John & Aimee O’Connell

Owner – Same

Location – 4 Sagamore Rd

Zoning District – Rural District/Open Space Overlay District

The applicant is requesting a variance from **Section 611.6.4.3.3** of the Windham Zoning Ordinance (WZO) to allow the construction of an inground pool and patio to be located approximately 7.5 ft from the rear property line, where 15 ft is required in the Open Space Overlay District.

Case # 25-2023 Parcel 1-C-430

Applicant – Dwight Andrew Sadler

Owner – Same

Location – 96 Nashua Rd

Zoning District – Rural District

The applicant is requesting a variance from **703 and 710.3.1** of the Windham Zoning Ordinance (WZO) to allow the construction of a 20 ft x 33 ft semi inground pool and to install a six-foot high fence within the front yard of the corner lot, where such are prohibited.

Rehearing on the following:

Case #10-2023 Parcel 17-G-6 & 17-G-20

Applicant – Middlesex Glass Co., Nick Arena

Owner – 106 Indian Rock Rd LLC & GW Trust, Diana Wolthers, Trustee

Location – 102 Indian Rock Road and 82 Range Road

Zoning District – Gateway Commercial District/ WPOD

Variance relief is requested from **Sections 618.2 and 618.3.10** of the Windham Zoning Ordinance (WZO) to construct a 48,000 Sq. Ft. building footprint mixed-use commercial building, that would include the assembly of prefabricated parts. The proposed use is prohibited in the Gateway Commercial District. Furthermore, the WZO prohibits any single structure within the district to have a building footprint of greater than 40,000 Sq. Ft.

Meeting Minutes to Review and Approve: 05-09-23, 05-23-23 and 06-13-23

**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.**