



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

June 28, 2022 – 7:00PM @ 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 # 15-2022 Parcel 11-C-3100

Applicant – Salvatore Erna

Owner – Same

Location – 3 Lancelot Street (continued from June 14, 2022)

Zoning District – Residential District A

Variance Relief is requested from **Section(s) 702, Appendix A-1** construct an attached addition of 75' x 34' that includes a new master suite, four (4) stall garage, and fitness room to an existing single-family dwelling. The proposed addition has a twenty-six (26') foot side yard setback and does not meet the 30' side yard setback requirement in the Residential District.

Case #18-2022 Parcel(s) 17-H-30 & 17-H-31

Applicant – Jacques Lopez & Jennifer Lopez and others

Owner – Crystal Ball Enterprises, LLC

Location – 70-72 Range Road

Zoning District – Gateway Commercial District, WPOD & WWPD

The applicant is seeking an Appeal to an Administrative Decision. The appellants believe that the Community Development Completion Report, regarding case PB 2022-10, fails to address and / or uphold certain provisions of the Town of Windham's Zoning Ordinance.

Case #19-2022 **Parcel 21-V-292**
Applicant - Marc Salois
Owner – The Salois Rev Family Trust
Location – 10 Ministerial Rd
Zoning District – Residential District A / WPOD

Variance relief is requested from **Section(s) 710.3.1, 702.2** to retroactively allow a six (6’) foot fence in the front yard of the property where fences over four (4’) feet in height shall not be constructed in the front yards in the Residential District A. Also, to retroactively allow said fence to be more than three (3’) feet above the established street grades within twenty-five (25’) feet from an intersection.

Case #20-2022 **Parcel 18-L-300**
Applicant – Margaret & Charles Crisler
Owner – Margaret & Charles Crisler
Location – 10 Sunridge Road
Zoning District – Rural District

Variance relief is requested from **Section(s) 703** to allow an approximate 372 square foot accessory building (greenhouse) within the front yard of the property, where such is only permitted in the rear or side yard.

Meeting Minutes-Review and Approve: 04-12-22, 04-26-22, 4-26-22 (non-public), 05-10-22, 05-17-22 & 05-24-22

ZBA Rules of Procedure Amendment Change:

Section 3.4.11

From: All public testimony ends once the Board votes to enter deliberate session.

To: All public testimony ends once the Chair closes the public portion of the case to enter deliberative session or once the Board votes to enter deliberate session.

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.