



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

July 14, 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 #15-2019: Parcel 11-A-410 (Continued from June 23, 2020)
Applicant – Benchmark Engineering, Inc.
Owner – Mark E. Harvey
Location – 10 Haverhill Road
Zoning District – Rural District and Wetland & Watershed Protection District (WWPD)

Variance relief is requested from **Section(s) 601.1.1, 601.3, 601.4.6, 601.4.8.4.1, 702 & Appendix A-1**, to allow construction of a new single family dwelling on a lot with a previously ZBA approval (06-2019) and a prior ZBA approval (16-2015). Specifically from **Sec. 601.1.1 and 601.3** to allow 700 sq. ft. of the new dwelling (where 1,050 sf was previously approved) of the dwelling to be located within the WWPD, where development of structures within the WWPD are not allowed. And from **Sec. 601.1.1** to allow the dwelling to be 65' from the edge of wetlands where 100' is required (and 60 feet was previously approved). And from **Sec. 601.3** to allow 3,500 sf of associated grading and improvements within the WWPD where such use is not permitted. And from **Sec. 601.4.6** to allow a septic system 70' from the edge of wetlands where 100' is required. And from **Sec. 601.4.8.4.1** to allow WWPD boundary markers to not be installed along the easterly WWPD line from approx. station 7+00 of the driveway to the stonewall at the rear of the lot, where markers be placed at 50' intervals is required. And from **Sec. 702 & Appendix A-1** to allow 0' frontage on a state road where 175' of frontage is required on a public town road.

Case #16-2020: Parcel 22-R-01
Applicant - Benchmark Engineering, Inc.
Owner – Mark E. Harvey
Location – 155 Range Road
Zoning District - Rural District

Variance relief is requested from **Section(s) 702 and Appendix A-1**; To allow 29 +/-' of frontage on a private road, Class VI, where 175' of frontage is required on a public road Class V.

Case #17-2020: Parcel 17-I-110
Applicant – The Dubay Group, Inc. – Doug MacGuire, PE

Owner – Branden and Cheryl Tsetsilas

Location – 29 Walkey Road

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

Variance relief is requested from the following **Section(s) 200, 603.1.3, 702 & Appendix A-1**. Specifically from **Sec. 200**: To allow an accessory building as the only structure on the lot, where the detached building which is subordinate to the main use or building and located on the same lot with the main building is required. And from **Sec. 603.1.3** to allow for an accessory building as the permitted use on the lot where such use is not permitted. And from **Section(s) 702 and Appendix A-1**: To allow construction of a new 816 sf accessory building (garage) on a pre-existing non-conforming lot, with two frontages Walkey Road and Cobbetts Pond. To allow a lot size of 4,301 sf, where a minimum land area of 50,000 sf is required. To allow 96.4' frontage on Walkey Road (a private road/right of way) where 175' of frontage is required on a public road. To allow a front yard setback of 9' (Walkey Road) and to allow a modified front yard setback of 18' (Cobbetts Pond), where 50' is required. To allow an east side yard setback of 15' and a west side yard setback of 22' where 30' is required.

Case #18-2020: Parcel 18-L-450

Applicant – Edward N. Herbert Associates, Inc.

Owner – Cafua Realty Trust Liv, LLC

Location – 1 Delahunty Road

**Zoning District - Professional Business and Technology District (PBT) and Cobbetts
Pond & Canobie Lake Watershed Protection Overlay District
(WPOD)**

Variance relief is requested from **Section(s) 614.4**; To allow a drive-thru service to the existing business, where unless associated with banking operations, no drive-thru(s) are allowed.

Public Meeting

Legislative/Staff Updates

ZBA Procedures Planning Sessions

Meeting Minutes-Review and Approve: June 9th and 23rd 2020

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**.

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 a.m. and 4 p.m.