



ZONING BOARD OF ADJUSTMENT

MEETING AGENDA – *Revised**

July 25, 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

6:30 pm - Discussion with ZBA Alternate candidate

Case # 26-2023 Parcel 13-K-100
Applicant – Benchmark, LLC
Owner – Richard Farina
Location – 19 Doiron Road
Zoning District – Rural District

The applicant is requesting a variance from **Section(s): 200 and 702/Appendix A-1** to allow the construction of a 936 sq ft single family dwelling with an attached 136 sq ft screened in porch. Relief is requested from the definition of a “Building Lot” (Section 200) due to not having frontage on a Town approved road. Relief is also requested from Section 702/Appendix A-1 to allow 10-foot side yard setbacks, where 30 feet is required; a 27 foot front yard setback, where 50 feet is required; and 23% building coverage, where 20% is the maximum allowed.

Case # 27-2023 Parcel 17-L-84
Applicant – Benchmark, LLC
Owner – Andrew Corman & Colleen Hartnett
Location – 7 Grove Street
Zoning District – Residential District A/ WPOD

The applicant is requesting a variance from **Section(s): 406.2 and 702/Appendix A-1** to allow the construction of an attached garage with space above and a screen porch to an existing year-round single-family dwelling on a pre-existing non-conforming lot. Relief is requested from Section 406.2 to increase the volume and footprint of the pre-existing non-conforming structure from 1,155 sf in area and 17,680 cf in volume to 2,400 sf in area and 36,210 cf in volume, which will result in further non-conformance with the ordinance. Relief is also requested from Section 702/Appendix A-1 to allow 20-foot side yard setbacks, where 30 feet is required and a 16-foot lake-side setback, where 50 feet is required. The lot is currently 15,750 square feet, where 50,000 is required and has 100 feet of frontage on a private road, where 175 feet along a public road is required.

Case # 28-2023 **Parcel 16-R-183**
Applicant – Benchmark, LLC
Owner – Phyllis & Larry Johansen
Location – 25 First Street
Zoning District – Residential District A/ WPOD

The applicant is requesting a variance from **Section(s): 406.2 and 702/Appendix A-1** to allow the construction of an addition and roof top deck to a pre-existing, non-conforming single-family dwelling, on a pre-existing non-conforming lot. Relief is requested from Section 406.2 to increase the volume and footprint of the pre-existing non-conforming structure from 690 sf in area and 5,520 cf in volume to 1,115 sf in area and 8,920 cf in volume, which will result in further non-conformance with the ordinance. Relief is also requested from Section 702/Appendix A-1 to allow a 47-foot front yard setback, where 50 feet is required; a 1-foot side yard setback, where 30 feet is required; and a 12-foot side yard setback, where 30 feet is required. The lot is currently 6,690 square feet, where 50,000 is required and has 40 feet of frontage on a private road, where 175 feet along a public road is required.

Case # 29-2023 **Parcels 13-B-40 & 13-B-50**
Applicant – Benchmark, LLC
Owner – Helix Enterprise LLC
Location – 16-20 Rockingham Road
Zoning District – Commercial District A

The applicant is requesting a variance from **Section(s): 605.1, 615.6.5, and 701.1** to allow the construction of 94 two-bedroom apartments within a mixed-use development in Commercial District A, where residential uses are not permitted under Section 605.1. Also, from Section 615.6.5 to allow two driveways on the property, where only one is permitted in the Rt. 28 Access Management Overlay District. Also, from Section 701.1 to allow the building height to be approximately 60 feet tall, where the maximum allowed is 35 feet.

Case # 30-2023 **Parcel 1-B-2000**
Applicant – Caroline and Christopher Estrella
Owner – Caroline and Christopher Estrella
Location – 98 Castle Hill Road
Zoning District – Rural District

****This case will not be heard due to not being properly advertised. This case will be readvertised for August 8, 2023.***

The applicant is requesting a variance to allow the construction of an attached three-car garage to be 30 ft from the front property line, where 50 feet is required. The applicant will be removing a pre-existing, non-conforming garage. The proposed garage would be more in conformance with the Windham Zoning Ordinance.

Meeting Minutes to Review and Approve: 05-09-23, 05-23-23, 06-13-23, 06-28-23 & 07-11-23

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.