



ZONING BOARD OF ADJUSTMENT
MEETING AGENDA *Revised on 08-08-23*****
August 8, 2023 – 6:30 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/>

To access via Teams: [Click here to join the meeting](#)
Meeting ID: 210 221 889 388 Password: 2YGui7

Call to Order

Meeting Minutes to Review and Approve: 05-09-23, 05-23-23, 06-13-23, 06-28-23, 07-11-23 & 07-25-23

Public Hearing to begin at 7:00 pm

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.

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

The applicant is requesting a variance from **Section: 702/Appendix A-1** 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.

Case # 31-2023 **Parcel 8-B-2000**
Applicant – Juana & Moises Cruseta
Owner – Same
Location – 124 Rockingham Road
Zoning District – Rural District

The applicant is requesting a variance from **Section(s): 702/Appendix A-1** to allow the construction of a 12 ft x 16 ft deck approximately 20 ft from the rear* lot line, where 30 feet is required.

The proposed deck will be 20 ft from the **side lot line, where 30 feet is required.*

20 First Street; consideration of affect (impact) of modification of submitted plan.

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.