



---

**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA**

**August 9, 2022 – 7:00 @ 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 #22-2022** Parcel 11-C-425  
**Applicant – Benchmark Engineering, Inc**  
**Owner – Indian Rock Office Park LLC**  
**Location – 5 Enterprise Drive**  
**Zoning District – Business Commercial District A, WWPD & WPOD**

Variance relief is requested from **Section(s) 601.3, 601.3.8, 601.3.9, 601.4.6, 601.4.8.4, 601.4.8.4.1, 702.6, 705.1.3, 705.1.4, and 702/Appendix A-1 (Table of Requirements)** to allow construction of a new commercial building within the front yard setbacks of NH Route 111 and Enterprise Drive, to allow a reduction of landscaped areas at the proposed building and other areas around the property, to allow portions of the site and septic development to be constructed within the WWPD buffer limits, and to allow the wetland buffer signs to be placed along the limits of work around the proposed site.

Referring to Section 601.3, 601.3.8, 601.3.9, and 601.4.6 to allow particular aspects of the proposed development to be within the 200' wetland buffer. Referring to Section 601.4.8.4 and 601.4.8.4.1, to allow the required wetland buffer signs to be placed along the limits of work around the proposed site. Referring to Section 702.6 and Appendix A-1 (Table of Requirements), to allow construction of the proposed building 22' from the front lot line which faces Route 111, with a canopy area to be setback 14' from the front lot line. Also, to allow the building to be 35' from the Enterprise Rd right of way line, with a canopy area to be setback 30' from the Enterprise Drive side of the lot. Referring to Section 705.1.3, to allow the landscaping along the Enterprise Drive, Route 111 property lines, and along the proposed building to be less than 5'. Referring to 705.1.4, to allow the landscaped area with the less than the required 25' around the building perimeter.

**Meeting Minutes-Review and Approve: 06-14-2022, 06-28-2022, 07-12-22 and 07-26-22**

**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.**