



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

August 29, 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

1. Call to Order

2. Continued Public Hearings

a. Case # 26-2023 Parcel 13-K-100 (Continued from July 25, 2023)

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.

b. Case # 28-2023 Parcel 16-R-183 (Continued from July 25, 2023)

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.



3. New Public Hearings

On August 25, 2023, the Applicant submitted a request to continue the case to September 26, 2023, which the Board shall consider.

a. Case # 32-2023 Parcel 8-B-3000

Applicant / Owner – Rockingham Road Realty Trust

Location – 10 Libbey Road

Zoning District – Commercial District A (CDA), Rural District, and WWPD

The applicant is requesting a Variance from Sections 605.1, Footnote 5b of 301 Notes for Table of Requirements (Maximum Multi-Family Residential Density), and 601.3.8 to construct residential units in the CDA, where such use is prohibited in the CDA under the Windham Zoning Ordinance (WZO). The Applicant proposes 72 two-bedroom units, where the maximum permitted density per the WZO would be 10 two-bedrooms units. The Applicant also proposes access ways within the WWPD beyond the minimum length and width necessary to provide access to the proposed use.

4. Correspondence

a. Joseph Maynard re: ZBA determination from August 8, 2023 on 20 First Street (Case 17-2022)

5. Meeting Minutes to Review and Approve: 08-08-23 Reapprove: 04-25-23 & 06-06-23

6. Planning Sessions and By-law updates

7. Legislative/Staff Updates

8. 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.