



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

September 15, 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 #23-2020: Parcel 16-D-201

(Continued from September 8th)

Applicant – Edward N. Herbert Associates, Inc.

Owner – Indian Rock Development, LLC

Location – 10 Enterprise Drive

Zoning District - Residential A District, Rural District, Wetland & Watershed Protection District (WWPD), Cobbetts Pond & Canobie Lake Watershed Protection Overlay District (WPOD)

Variance relief is requested to develop a five lot subdivision for new single family dwellings to be located on a private road from the following Section(s) 702 & Appendix A-1 to allow 0' of frontage on a Class V road, shown as Road "A" where 175' is required on a public road.

Case #11-2020: Parcel 12-A-500

(Continued from September 8th)

Applicant - New Hampshire Catholic Charities

Owner – New Hampshire Catholic Charities

Location – 21 Searles Road

Zoning District - Rural District and Cobbetts Pond & Canobie Lake Watershed Protection Overlay District (WPOD)

Variance relief is requested from **Section(s) 706.4 and 706.8** to allow five signs to be installed. Specifically from **Sec. 706.4 and Sec. 706.8**: To allow a building wall sign to be erected 8.1 sf, where the dimensions of signs total 3 sf is required. And four freestanding entrance signs, with one being double sided, to be erected larger (43.3 sf) than the dimensions of signs total 3 sf is required, installed 8' in height, where 6' is required, with no front lot line setback, where 10' is required, along Searles Road in front of the historic recognized stonewall.

Case #25-2020: Parcel 22-L-30

(Continued from September 8th)

Applicant - Cronin, Bisson & Zalinsky, P.C.

Owner - David and Elena Richards

Location - 46 West Shore Road

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

Variance relief is requested from **Section 702 and Appendix A-1**: To allow construction of a new 1866 +/- sf two bedroom single family dwelling (SFD) on a pre-existing non-conforming lot of record that contains 4,791 +/- sf of building area where a minimum land area of 50,000 sf is required. To allow the SFD a 11' southerly side yard setback and a 15' northerly side yard setback, where 30' is required. To allow the SFD a 28' rear yard setback, where 30' is required. To allow the SFD a 25' front yard setback from West Shore Road, where 50' is required. To allow 50' of frontage along West Shore Road, where 175' is required.

Public Meeting

Legislative/Staff Updates

ZBA Procedures Planning Sessions

Meeting Minutes-Review and Approve: June 9th & 23rd July 14th & 28th & August 4th & 11th & 25th & September 8, 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.**