



**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA**

**September 22, 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 #26-2020: Parcel(s) 16-Q-213 & 16-Q-212 & 16-Q-211**

**Applicant - Benchmark Engineering, Inc.**

**Owner - D&P Viau RT**

**Location - 8 Viau Road-16-Q-213 & 10 Viau Road-16-Q-212 & 18 Viau Road-16-Q-211**

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

Variance Relief is requested from **Section(s) 702 & Appendix A-1**, to allow tax map 16-Q-213 to be reduced in size from 72,800 sf +/- of land area to 52,400 sf +/- with 200' +/- of frontage on Viau Road (private road). Some land, 16,059 sf +/- and 156' of frontage on a private road will be added to abutting tax map 16-Q-212. Remaining land 4,309 sf +/- and 0' frontage on a private road will be forming a non-buildable lot to be attached to tax map 16-Q-211, where 50,000 sf of land area and 175' of frontage is required.

**Case #27-2020: Parcel(s) 1-C-200 & 1-C-210**

**Applicant - Benchmark Engineering, Inc.**

**Owner - Tinkham Rev. Trust and Merrill Family Trust**

**Location - 115 Kendall Pond Road-1-C-210 & 117 Kendall Pond Road-1-C-200**

**Zoning District - Rural District**

Variance Relief is requested from **Section(s) 702 & Appendix A-1 and 703**, to allow approx. 7,700 sf of land area on tax map 1-C-200 to be added to tax map 1-C-210. Specifically from **Sec. 702 & Appendix A-1** to allow the proposed lot line to be 15' from the existing garage as a side yard setback, where 30' is required. To allow the existing garage a 49' front yard setback from the right of way (Kendall Pond Rd.), where 50' is required. And from **Sec. 703** to allow the existing garage to remain in the front yard, where a detached accessory building may be erected in the rear or side yard area in conformance with the yard requirements of the district.

**Case #28-2020: Parcel 17-L-78 and 17-L-78AL-1**

**Applicant - Benchmark Engineering, Inc.**

**Owner - Brett and Larissa Nigro**

**Location - 28 Horseshoe Road**

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

Variance Relief is requested from **Section(s) 406.2, 702 & Appendix A-1**, to allow construction of a screen room addition to the existing year round single family dwelling (SFD). Specifically from **Sec. 406.2** to expand the volume of the SFD from 2,725 sf to 2,917 sf in area and from 59,550 cu/ft to 61,086 cu/ft in volume, where the ordinance does not allow an increase in the area and/or volume of the structure. And from **Sec. 702 & Appendix A-1** to allow the addition a 15' side yard setback, where 30' is required.

## **Public Meeting**

**Request for Rehearing: Case #18-2020 (Parcel 18-L-450) – 1 Delahunty Road**  
(NOD on August 4<sup>th</sup>; Application for Rehearing-Rec'd on Sept. 2, 2020 w/payment deposited)

## **Legislative/Staff Updates**

### **ZBA Procedures Planning Sessions**

**Meeting Minutes-Review and Approve:** June 9<sup>th</sup> & 23<sup>rd</sup> & July 14<sup>th</sup> & 28<sup>th</sup> & August 4<sup>th</sup> & 11<sup>th</sup> & 25<sup>th</sup> & September 8<sup>th</sup> & 15<sup>th</sup>, 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.**