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**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA**

**September 27, 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**

**Rehearing Request – [Case #09-2022](#): Parcel 16-Q-179, 20 First Street**

**[Case #24-2022](#) Parcel 13-B-50**  
**Applicant – Benchmark Engineering, Inc**  
**Owner – Rockingham Road Realty Trust**  
**Location – 20 Rockingham Road, Renzo Gracie BJJ**  
**Zoning District – Business Commercial District A**

Variance relief is requested from **Section(s) 706.5.1.2, 706.3.2.3** to allow a pre-existing electronic reader board sign to remain standing, where electronic reader board signs are not permitted and to allow the pre-existing reader board sign to remain standing without receiving approval from the Planning Board.

**[Case #26-2022](#) Parcel 17-C-105A**  
**Applicant – Benchmark Engineering, Inc**  
**Owner – Fox Family Rev Living Trust**  
**Location – 10 Cross Street**  
**Zoning District – Residential District A / WPOD**

Variance relief is requested from **Section(s) 406.2, 702/Appendix A-1, 703, and 703.1** to allow the construction of a detached 24'x24' garage on a pre-existing non-conforming lot. To allow the expansion in the area and or volume from 960 SF to 1,536 SF, and from 15,360 cu/ft to 19,968 cu/ft. To allow the lot size to be 9,496 SF, where a minimum 50,000 SF land area is required. To allow 0' of frontage on a private road, where 175' of frontage is required on a public road. To allow the detached garage in the front yard of Cross St setback 1' from the property line, where a 50' front yard setback is required. To allow the easterly side yard setback to be 5', where 30' is required for side and rear yard setbacks.

Case #29-2022 Parcel 20-D-2314

**Applicant – Bill Doherty**

**Owner – Frederick & Erica Noviello**

**Location – 46 Burnham Road**

**Zoning District – Rural District**

Variance relief is requested from **Section(s) 702/Appendix A-1 and 703** to allow a detached accessory building foundation to remain 11.9’ from the (left) side property line. Prior Variance relief was granted (Case #14-2022) to allow said foundation to be placed no closer than 15’ from the (left) side property line.

**Meeting Minutes-Review and Approve: 08-09-22 and 08-23-22**

**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.**