



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

October 13, 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 #29-2020: Parcel(s) 11-C-180
Applicant - DADE Realty Trust – Daniel J. Enxing
Owner - DADE Realty Trust – Daniel J. Enxing
Location – 19 Enterprise Drive
**Zoning District – Business Commercial A District and Cobbetts Pond & Canobie Lake
Watershed Protection Overlay District (WPOD)**

Variance Relief is requested from **Section 605.1**, to allow the use of a single family dwelling that is not a permitted use in the Business Commercial A district.

Case #30-2020: Parcel 8-C-30
Applicant - The Dubay Group, Inc. – Karl Dubay, PE
Owner - PK Sawyer, LLC
Location - 67 Rockingham Road
**Zoning District - Business Commercial A District (CDA) & Wetlands Watershed
Protection District (WWPD)**

Variance relief is requested from **Section(s) 401, 402, 601.3, 601.4.6, 605.1, 702 and Appendix A-1**; Specifically from **Sec. 401** to allow reversion and increase of the existing non-conforming apartment use from 2 units to 4 units, where no increase in the extent of the non-conforming use is allowed in the Commercial District A (CDA). And from **Sec. 402** to changing the use of the existing building having both residential and office intermixed use to revert to full residential use, where it shall not again be changed to a more non-conforming use in CDA. And from **Sec. 601.3** to allow a reconfiguration of 1,304 sf of 6 existing parking spaces within the WWPD to 972 sf of 6 parking spaces in the WWPD and 1,480 sf portion of proposed carriage style residential building in the WWPD, where such use is not permitted. And from **Sec. 601.4.6** to allow the portions (600 SF) of the existing septic system to remain and be rebuilt within the WWPD, where such use is not permitted. And from **Sec. 605.1** to allow the residential use in the existing and proposed buildings, where such use is not permitted in CDA. And from **Sec. 702 Appendix A-1** to allow the existing building a 30' front yard setback where 75' is required.

Public Meeting

Meeting Minutes-Review and Approve: July 14th & August 4th & September 8th & 15th & 22nd
& October 6th 2020

ZBA Procedures Planning Sessions

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.

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.**