



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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**Notice of Public Site Walk
The Zoning Board of Adjustment
Is conducting a site walk at the following locations:**

**43 First Street
(Parcel 16-R-174D)
@ 5:00 PM on Tuesday, October 25, 2022
Immediately following at:
15 Gardner Road
(Parcel 17-J-137)**

**[Case #32-2022](#) Parcel 16-R-174D
Applicant – Benchmark
Engineering, LLC
Owner – Timothy and Lynn Sullivan
Location – 43 First Street
Zoning District – Residential District A/WPOD**

Variance relief is requested from **Sections 405.2, 616.8.1, 616.8.1.3, 616.8.4.1, 616.9.1, and 702/ Appendix A-1** to allow the construction of year-round single-family dwelling (SFD), which would replace a pre-existing, non-conforming seasonal SFD, on a pre-existing, non-conforming lot. To allow the expansion in the area, and, or volume of the house from approximately 818 SF, to 1,560 SF in area, and 7,328 cubic feet to 24,960 cubic feet in volume. To allow a lot size of approximately 8,000 SF where a minimum land area of 50,000 SF is required, while allowing 80 ft of road frontage on a private road, where 175 ft is required on a public road. To allow 14 ft and 18 ft from the side yard setbacks, and 24 ft from there rear yard setback, where 30 ft is required for the side and rear yard setbacks.

To allow re-development of the lot which includes a new building, site improvements, and leaching field area, within a 100 ft buffer that is required from any tributary that discharges towards Cobbetts Pond. To allow the construction of the replacement septic system to be 23-24 ft from wetlands, and the building to be 20 ft from said wetlands.

Case #31-2022 **Parcel 17-J-137**
Applicant – Benchmark
Engineering, LLC
Owner – Medeiros Family Trust
Location – 15 Gardner Road
Zoning District – Residential District A/WPOD

Variance relief is requested from **Sections 406.2, 616.8.1, and 702/Appendix A-1** to allow the increase in volume of the existing year-round, single-family dwelling (SFD) on pre-existing non-conforming lot, by adding living space to the second story. The addition would increase the volume of the existing dwelling from approximately 18,000 cubic feet, to approximately 27,000 cubic feet. To allow the lot size of 27,470 SF, where a minimum lot of 50,000 SF is required. To allow 0 ft of road frontage on a private road, where 175 ft of frontage is required on a public road. To allow the addition of a deck/porch to be added to the SFD, with a 10 ft setback from the High-Water Mark of Cobbetts Pond, while expanding the volume of the existing structure to be approximately 22 ft from the High-Water Mark of Cobbetts Pond, where a 50 ft setback is required.

***** The Cases above will be reopened on October 25, 2022 at 7:00 PM during a public meeting *****

Copies of all ZBA Case materials are available for review at the Windham Community
Development Department