



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

October 27, 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 #31-2020: Parcel 11-C-701

Applicant - Benchmark Engineering, Inc.

Owner - Indian Rock Office Park II, LLC.

Location - 1B Wall Street

Zoning District - Business Commercial A District

Variance relief is requested from Section(s) 706.4.2.2 and 706.8, to allow multiple tenant building signs that are larger than allowed in the town's ordinance. Specifically from Section 706.4.2.2 of the ordinance to allow a building sign for each of the tenants along the front NH Route 111 side and the rear Shaw's driveway side, where the ordinance only allows (1) wall sign per each occupant where the façade of their space fronts. Also from Section 706.8 to allow each tenant signage to be larger than allowed in the provided table and install tenant sign's up to 10% of the square footage of the building façade. For this building the front and rear of the building façade is 3,775.5 +/- sf in area, which would allow up to 31.4 sf of signage for twelve tenants, on the front and rear of the building. Also to allow the end of building (Wall Street) façade is 1,641.9 +/- sf in area, which would allow up to 164 sf of signage for two tenants, a 31 sf sign, for each of these tenants, where the ordinance allows building signs of up to 100 sf or 10% of the square footage of the building or tenant façade, or whichever is less.

Case #32-2020: Parcel(s) 17-M-5 and 17-M-32

Applicant - Benchmark Engineering, Inc.

Owner - Maria Giakoumakis and Paul Foden for 17 Armstrong Road-17-M-5

Owner - Maria Giakoumakis for 19 Armstrong Road-17-M-32

Location - 17 Armstrong Road-17-M-5 and 19 Armstrong Road-17-M-32

**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 a lot line between adjacent parcels 17-M-5 and 17-M-32 to be adjusted. Where tax map **17-M-5** is currently 11,240 +/- sf in size and will become 15,980 +/- sf, where 50,000 sf is required. Also with 74.2' of frontage will become 85.4', where 175' is required. The existing home has a 30' front yard setback, where 50' is required. A 15' westerly and 16' northerly and an existing 10' which 12' is proposed easterly side yard setback, where 30' is required. Where tax map **17-M-32** is currently 20,864 +/- sf in size and will become 16,124 +/- sf, where 50,000 sf is required. Also with 110.6'

of frontage will become 86.99', where 175' is required. The existing home has a 22' which 21' is proposed westerly and 19' easterly side yard setback, where 30' is required.

Public Meeting

Meeting Minutes-Review and Approve: July 14th & August 4th & September 15th & 22nd & October 6th & 13th 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”. We encourage the public to watch the meeting on cable and if you have questions you may call the conference phone at **965-1241**.

Note: Some or all members will be participating in this meeting via ZOOM conferencing.

IMPORTANT - COVID19 PROCEDURES:

- All individuals physically attending/participating **must** wear a mask or other facial covering and observe social distancing by maintaining at least six feet (6') of distance from others to the extent such is reasonably possible.
- In keeping with the Governor's Executive Order 2020-04 #12, the following means of communication with the Board will be available to the public for the duration of the public session: **Call us 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 432-3806 between the hours of 8 am and 4pm.

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