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**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA**

**April 12th, 2022 - 7:00 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 #05-2022:** Parcel(s) 25-R-6263 (continued from March 22, 2022)

**Applicant-** Denis Tremblay

**Owner(s) -** Harding RT Denis & Theresa Tremblay

**Location-** 12 Acadia Dr.

**Zoning District-** Rural District

Variance relief is requested from Section(s) 611.6.4.3.1 to allow construction of a single-family residence on the property, which exceeds the setback requirements for an Open Space Residential Development, as the maximum front yard set from the edge of a right of way is fifty (50') feet and the proposal is for eighty (80') feet.

**Case #07-2022:** Parcel(s) 11-C-3100 (continued from March 22, 2022)

**Applicant –** Salvatore Erna

**Owner –** The Erna Family Trust

**Location –** 3 Lancelot St

**Zoning District –** Residential A

Variance relief is requested from Section(s) 702, 703, and Appendix A-1 to permit a detached thirty-two foot by eighty-foot (32x80) accessory building. The proposed side yard setback is seven feet (7'), where thirty feet (30') is required. The proposed accessory building encroaches into the front yard by fifteen feet (15'), where accessory buildings are prohibited.

**Case #09-2022:** Parcel(s) 16-Q-179 (continued from March 22, 2022)

**Applicant-** Benchmark LLC.

**Owner(s) -** Henry C. Forde Heirs, Care of Richard Forde

**Location-** 20 First St.

**Zoning District-** Residential District A

Variance relief is requested from Section(s) 702, and Appendix A-1 to allow construction of a new 1868 +/- SF two-bedroom year-round home on a pre-existing non-conforming lot of record that contains 4,558 +/- SF of

building area, where a minimum land area of 50,000 SF is required. To allow 9' and 10' side yard setbacks, where 30' is required. To allow the SFD a 17' front yard setback where 50' is required. To allow the SFD of a 16' setback from the pond, where a 50' setback is required. To allow the SFD of a 60' frontage where a minimum 175' frontage is required.

**Case #06-2022 Parcel(s) 5-A-401**

**Applicant- Michael Sullivan**

**Owner(s)- Michael & Jillian Sullivan**

**Location- 19 Nashua Rd**

**Zoning District- Rural District**

Variance relief is requested from Section(s) 710.3.1, 702.2, and 710.1 to retroactively allow a six (6') foot fence within the front yard of the property. Windham Zoning Ordinance states that fences over four (4') feet in height shall not be constructed in the front yards of the Rural District. The property is a corner lot, where no fence shall be more than three (3') feet above the established street grades, nor shall they be placed or maintained within the area formed by the intersecting street lines and a straight line joining the said street lines at points which are twenty-five (25') feet distant from the point of intersection, measured along the said street line.

**Case # 59-2021: Parcel(s) 13-A-198 (continued from February 22, 2022)**

**Applicant-Karl Dubay, The Dubay Group**

**Owner- AFS Realty, LLC.**

**Location- 1 Industrial Dr.**

**Zoning District- Limited Industrial**

Variance relief is requested from Section 606.1 to expand the existing school where such use is not allowed in the Limited Industrial District.

**Meeting Minutes-Review and Approve: 02/22/22, 03/22/22, 03/29/22**

**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.**