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**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA**

**May 24, 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**

**Case # 57-2021**

**Parcel 18-L-300**

**Applicant – The Dubai Group**

**Owner – Angle Wood Pond Realty Trust, Inc.**

**Location – 55 Range Road (aka 1-3 Sharma Way / Gateway Park)**

**Zoning District – Professional, Business and Technology, Residential A & WPOD**

Variance relief is requested from **Section 603.1** to permit 84 two-bedroom residential units arranged in four-unit townhome style buildings in the Residence A District. Also, from **Section 614.2** to permit 16 one-bedroom residential units with home occupation possibilities, permitted under **Section 602.1.6** by conditional use permit, arranged in mixed-use buildings that include ground floor commercial space in the Professional Business and Technology District. The project as a whole is proposed to include 100 residential units (84 two-bedroom units and 16 one-bedroom units) and 59,700 square feet of commercial space.

**Case # 13-2022**

**Parcel 9-A-825**

**Applicant – Benchmark LLC**

**Owner – MLC Realty Partnership**

**Location – Land off of Kendall Pond Road**

**Zoning District – Rural District / WPOD**

Variance Relief is requested from **Section(s) 601.3, 601.3.8, 601.3.9, 601.4.8.4, 601.4.8.4.1, 702 Appendix A-1 Footnote 2** to construct a single-family dwelling in an area that is within the one hundred (100') foot setback of the WWPDP where no building shall be located in the WWPDP, and that does not have any road frontage on a Class V Town road. To allow a longer than necessary proposed driveway to be placed the maximum extent from the wetlands. To allow construction of the utility system for the proposed dwelling that is located within the WWPDP. To allow proposed WWPDP signage markers to be placed thirty (30') feet from the front and side of the proposed single-family dwelling.

**Case # 15-2022** Parcel 11-C-3100

**Applicant – Salvatore Erna**

**Owner – Same**

**Location – 3 Lancelot Street**

**Zoning District – Residential District A**

Variance Relief is requested from **Section(s) 702, Appendix A-1** construct an attached addition of 75' x 34' that includes a new master suite, four (4) stall garage, and fitness room to an existing single-family dwelling. The proposed addition has a twenty-six (26') foot side yard setback and does not meet the 30' side yard setback requirement in the Residential District.

**Case #14-2022** Parcel 20-D-2314

**Applicant – Frederick & Erica Noviello**

**Owner – Same**

**Location – 46 Burnham Road**

**Zoning District – Rural District**

Variance Relief is requested from: **Section(s) 702, Appendix A-1; and 703** to construct a detached 36'x23' accessory building adjacent to the pool area. The proposed accessory building has a side yard setback of fifteen feet (15'), which does not meet the required thirty-foot (30') side yard setback in the Rural District.

**Meeting Minutes-Review and Approve: 04-26-22 & 05-10-22**

**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.**