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**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA**

**June 28, 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 # 15-2022** Parcel 11-C-3100

**Applicant – Salvatore Erna**

**Owner – Same**

**Location – 3 Lancelot Street (continued from June 14, 2022)**

**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 #18-2022** Parcel(s) 17-H-30 & 17-H-31

**Applicant – Jacques Lopez & Jennifer Lopez and others**

**Owner – Crystal Ball Enterprises, LLC**

**Location – 70-72 Range Road**

**Zoning District – Gateway Commercial District, WPOD & WWPD**

The applicant is seeking an Appeal to an Administrative Decision. The appellants believe that the Community Development Completion Report, regarding case PB 2022-10, fails to address and / or uphold certain provisions of the Town of Windham's Zoning Ordinance.

**Case #19-2022**      **Parcel 21-V-292**  
**Applicant - Marc Salois**  
**Owner – The Salois Rev Family Trust**  
**Location – 10 Ministerial Rd**  
**Zoning District – Residential District A / WPOD**

Variance relief is requested from **Section(s) 710.3.1, 702.2** to retroactively allow a six (6’) foot fence in the front yard of the property where fences over four (4’) feet in height shall not be constructed in the front yards in the Residential District A. Also, to retroactively allow said fence to be more than three (3’) feet above the established street grades within twenty-five (25’) feet from an intersection.

**Case #20-2022**      **Parcel 18-L-300**  
**Applicant – Margaret & Charles Crisler**  
**Owner – Margaret & Charles Crisler**  
**Location – 10 Sunridge Road**  
**Zoning District – Rural District**

Variance relief is requested from **Section(s) 703** to allow an approximate 372 square foot accessory building (greenhouse) within the front yard of the property, where such is only permitted in the rear or side yard.

**Meeting Minutes-Review and Approve: 04-12-22, 04-26-22, 4-26-22 (non-public), 05-10-22, 05-17-22 & 05-24-22**

**ZBA Rules of Procedure Amendment Change:**

**Section 3.4.11**

From: All public testimony ends once the Board votes to enter deliberate session.

To: All public testimony ends once the Chair closes the public portion of the case to enter deliberative session or once the Board votes to enter deliberate session.

**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.**