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**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING NOTICE  
March 28, 2023  
7:00 pm @ Community Development Department**

To access via Zoom: [ZBA Meeting](#)

Meeting number/access code: 865 4393 1593

Password: 250013

To join by phone: 1 646 876 9923

**Case #07-2023 Parcel 17-L-67**

**Applicant – Benchmark, LLC**

**Owner – Louis and Audrey Pereira**

**Location – 29 Farmer Rd**

**Zoning District – Rural District / WPOD**

***\*READVERTISEMENT\****

Variance relief is requested from **Section(s) 200 and 702 / Appendix A-1** to allow the property to be subdivided into two lots. The lot is currently bifurcated by Farmer Road, a private road. The existing home would remain on the Westerly portion of the lot, along the pond, with its preexisting setbacks and 102 ft of frontage along the private road, which were previously approved by Variance (Case 35-2009). The lot the existing house will be on is proposed to be approximately 14,000 square feet, where at least 50,000 square feet is required; therefore, will require a Variance. The lot opposite of Farmer Road will be 2 acres, where at least 50,000 square feet is required. However, the lot opposite of Farmer Road will require a Variance to have approximately 140 ft of frontage on a private road, where 175 feet along a public road is required.

**Case #08-2023 Parcel 13-C-12**

**Applicant – Benchmark, LLC**

**Owner – Nassar Investment Trust**

**Location – 11 McIntosh Hollow Rd**

**Zoning District – Section(s) 601.3, 601.4.6, 601.4.8, 601.4.8.4.1, 702 / Appendix A-1**

***\*READVERTISEMENT\****

Variance relief is requested from **Section(s) 601.3, 601.4.6, 601.4.8, 601.4.8.4.1, 702 / Appendix A-1** to allow the construction of a new Single-Family Dwelling (SFD) within 160 ft. of a wetland, where 200 ft. is required. The total approximate disturbance of the WWPDP would be 10,600 sq. ft. for the SFD and yard area, with an additional 5,300 sq. ft. for grading, and drainage improvements, where the Windham Zoning Ordinance prohibits such work within the 200 ft. WWPDP setback. To allow a waste disposal system within the WWPDP, where such is prohibited. To allow the proposal to proceed without obtaining the required Special Permit from the Planning Board. To allow WWPDP signage to be installed along the limits/perimeter of the proposed work, where such is required along the WWPDP boundary. To allow the proposed SFD to be 20 ft. from the side lot line, where 30 ft. is required.

**Case #11-2023 Parcel 17-L-45**

**Applicant – Kiara Mooney**

**Owner – Kevin Penta & Kiara Mooney**

**Location – 134 Range Rd**

**Zoning District – Residential District A**

Variance relief is requested from **Section 200** from the definitions of “dwelling: single family” and “dwelling unit” to allow the transient occupancy of small families or couples who wish to visit the “carriage house” on the property.

**Please note that previously noticed public hearings and/or other items that do not require a public hearing may be heard at the meeting. Please check the official agenda for the meeting at**

**[www.windhamnh.gov/AgendaCenter](http://www.windhamnh.gov/AgendaCenter).**

**Copies of all Zoning Board of Adjustment applications and materials are available for review. Contact: Community Development Department; open Monday – Friday 8 am – 4 pm**