



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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ZONING BOARD OF ADJUSTMENT PUBLIC HEARING NOTICE

September 25, 2018

7:30 pm @ Community Development Department

Case #47-2018: Parcel 21-Z-271

Applicant – Shawn C. Ferris – 12 North Properties

Owner – 31 Cobbetts Pond Road RT

Location – 31 Cobbetts Pond Road

Zoning District – Residential A; Cobbetts Pond & Canobie Lake Watershed Prot. Dist.

Variance relief is requested to allow construction of a 2nd floor addition within the existing house footprint on a pre-existing non-conforming lot, with two frontages; (Cobbetts Pond and Cobbetts Pond Rd) from the following Section(s) **406.1, 406.2, 702 & Appendix A-1; Sec. 406.1** to allow the existing septic holding tank that is not recognized by the NHDES as a state approved septic system, where a septic system for such expanded use shall have state/town approval without waivers from NHDES. **Sec. 406.2** to allow an expansion in the volume of the house from 912 sf to 1,708 sf where the ordinance does not allow an addition to result in further non-conformance. **702 & Appendix A-1** to allow a lot size of 3,049.20 sf where a minimum land area of 50,000 sf is required and to allow 52' of roadside frontage, where 175' is required. To allow the house a pond front setback of 18' and 50' is required and to allow the house a road front setback of 16' and 50' is required and to allow the side yard setback of 14' and 30' is required and side yard setback of 3' and 30' is required and to allow the building lot coverage of 36.5% and required is a maximum of 20% in a Residential-A District.

Case #48-2018: Parcel 21-U-204

Applicant – Steven J. Doherty; Trustee of the Debra Ann Trust

Owner – Steven J. Doherty; Trustee of the Debra Ann Trust

Location – 17 Ministerial Road

Zoning District – Residential A; Cobbetts Pond & Canobie Lake Watershed Prot. Dist.

Variance relief is requested from **Section(s) 702 & Appendix A-1** to allow construction of a new single family dwelling replacing a former single family dwelling on a pre-existing non-conforming unmerged lot (Recorded 08/10/18); to allow 171.8 feet of frontage, where 175 feet is required in the Residential-A District.

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