



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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ZONING BOARD OF ADJUSTMENT PUBLIC HEARING NOTICE

November 13, 2018

7:30 pm @ Community Development Department

Case #50-2018: Parcel 5-A-312

(Continued from Oct. 9, 2018)

Applicant – John Severini

Owner – John Severini

Location – 8 Leni Road

Zoning District – Rural District

Variance relief is requested to allow construction of an 18'x36' in-ground pool and 6' fence on a pre-existing non-conforming lot (40,015 sf), with two frontages (Leni Road & Tully Road); from the following **Section(s) 702 & Appendix A-1, 703 and 710.3.1; Sec. 702 & Appendix A-1** to allow the front setback of 40' where 50' is required and to allow a side yard setback of 15' where 30' is required, **Sec.703** placed in the front yard (Leni Road) where only rear or side yard placement is allowed, **Sec.710.3.1** to allow a pre-existing fence six feet in height to surround the in-ground pool where over four feet in height is not allowed in the Rural District zone.

Case #51-2018: Parcel 21-K-40

(Continued from Oct. 23, 2018)

Applicant – Jeffrey Mouton

Owner – Lori & Steven Theriault

Location – 42 Turtle Rock Road

Zoning District – Residential-A

Variance relief is requested to allow construction of a replacement home within the existing house footprint and attach a garage addition on a pre-existing non-conforming lot from the following **Section(s) 406.1, 406.2, 702 & Appendix A-1; Sec. 406.1** to replace the existing septic holding tank that is approved by NHDES will be updated/replaced and application is under state review, where a septic system for such expanded use shall have state/town approval without waivers from NHDES, **Sec. 406.2** to allow an increase in the volume or footprint from 960 sf to 2,544 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 9,757 sf where a minimum land area of 50,000 sf is required and to allow 50' of roadside frontage, where 175' is required and to allow the house/deck a pond setback of 44' where 50' is required and to allow the north side yard setback of 6' where 30' is required and south side yard setback of 9' where 30' in a Residential-A District.

Case #40-2018: Parcel 16-C-6 (Rehearing Request approved on Sept. 11, 2018)
Applicant – 16 London Bridge Road LLC
Owner – 16 London Bridge Road LLC
Location – 28A Gaumont Road
Zoning District – Residential A; Cobbetts Pond & Canobie Lake Watershed Prot. District

Variance relief is requested from **Section(s) 702 & Appendix A-1** to allow construction of a new single family dwelling on a pre-existing non-conforming lot, to allow 14 feet from the row line of Gaumont Road, where 50 feet is required, to allow 5 feet from the southerly lot line where 30 feet is required, to allow 14 feet from the south westerly lot line where 30 feet is required and to allow 131+/- feet of frontage, where 175 feet is required on 4,500 sq. ft. of land where a minimum land area of 50,000 sq. ft. is required in the Residential-A District.

Case #52-2018: Parcel 11-A-885
Applicant – Nesmith Meadow, LLC
Owner – Nesmith Meadow, LLC
Location – 47 North Lowell Road
Zoning District – Residence B

Variance relief is requested to allow construction of fifty-five detached (two bedroom) single family homes on a pre-existing 17.93 acres lot in the Residence B District from the following **Sections(s) 603.1.1, 603.3, 603.4 and 619.3.2; Sec. 603.1.1** to allow 55 detached single family homes where only one single family home per lot is permitted, **Sec. 603.3** to allow 55 detached single family homes where only attached multifamily homes are permitted, **Sec. 603.4** to allow 55 detached single family homes where only duplex homes are permitted, **Sec. 619.3.2** which only permits multiple detached single family homes in the Workforce Housing Overlay 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