



**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING NOTICE**

**October 22, 2019**

**7:30 pm @ Community Development Department**

**Case #35-2019: Parcel 20-B-85**

**Applicant – Edward N. Herbert Associates, Inc.**

**Owner – Vessarios Liakas**

**Location – 113 Lowell Road**

**Zoning District – Residential A District**

Variance relief is requested from **Section(s) 702, Appendix A-1 and 703** to allow construction of a detached garage without any living space. Specifically from **Sec. 702 & Appendix A-1** to allow the detached garage with a 576 sf pad a front yard setback of 15' to Lowell Road and 33' to Range Road where 50' is required and from **Sec. 703** to allow the detached garage to be located in front of the existing home where a detached accessory building may be erected in the rear or side yard area in conformance with the yard requirements of the district in which it is located is required, in the Residential A District.

**Case #36-2019: Parcel 17-H-30**

**Applicant – Karl Dubay, The Dubay Group, Inc.**

**Owner – Crystal Ball Enterprises, LLC.**

**Location – 70-72 Range Road**

**Zoning District – Gateway Commercial District (Sec. 618) and Cobbetts Pond & Canobie Lake Watershed Protection District, Wetland & Watershed Protection District (WWPD)**

Variance Relief is requested to allow construction of a new 4,000 sf office building and parking area. Specifically from **Section 601.3** to allow within the WWPD an office building footprint of 3,685 sf and 3,463 sf of new parking spaces and to allow an 80 sf garden shed to remain within the WWPD, where such use is not permitted.

**Case #38-2019: Parcel 16-P-1030**

**Applicant – Benchmark Engineering, Inc.**

**Owner – Robert and Margaret Machain**

**Location – 24 Fourth Street**

**Zoning District – Rural Dist. and Cobbetts Pond & Canobie Lake Watershed Prot. District**

Variance relief is requested from **Section(s) 702, Appendix A-1 and 703** to allow construction of a detached garage without any living space in the Rural District and Cobbetts Pond & Canobie Lake Watershed Protection District. Specifically from **Sec. 702 & Appendix A-1** to allow the new detached garage with a 2,400 sf pad on a pre-existing non-conforming lot of record with 20' of frontage on a private road, where 175' of frontage on a Class V public road is required, and from **Sec. 703** to allow the new detached garage to be located in front of the existing home, where a detached accessory building may be erected in the rear or side yard area in conformance with the yard requirements of the district in which it is located is required, in the Rural District and Cobbetts Pond & Canobie Lake Watershed Protection 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**