



**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE**

February 25, 2020

7:30 pm @ Community Development Department

Case #04-2020: Parcel 22-L-30

Applicant - Cronin, Bisson & Zalinsky, P.C.

Owner - David and Elena Richards

Location - 46 West Shore Road

**Zoning District - Residential A District and Cobbetts Pond & Canobie Lake
Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Section 702 and Appendix A-1**: To allow construction of a new 1,096 sf two bedroom single family dwelling (SFD) on a pre-existing non-conforming lot of record that contains 4,791 +/- sf of building area where a minimum land area of 50,000 sf is required. To allow 22 % of building coverage for the SFD, where a maximum building coverage of 20% is allowed. To allow the SFD a 11' southerly side yard setback and a 12' northerly side yard setback, where 30' is required. To allow the SFD a 28' rear yard setback, where 30' is required. To allow the SFD a 22' front yard setback from West Shore Road, where 50' is required. To allow 50' of frontage along West Shore Road, where 175' is required.

Case #05-2020: Parcel 16-P-353

Applicant - Paul R. LaPonius

Owner - Paul R. LaPonius

Location - 59 Ministerial Road

**Zoning District - Residential A District and Cobbetts Pond & Canobie Lake
Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Section 702 and Appendix A-1**: To allow a revised subdivision of lot 16-P-353 to create two buildable lots. A new lot on Fourth Street will be created having 150' +/- of contiguous frontage on a private road (Fourth Street), where 175' of frontage on a public road is required. Based on soil mapping, neither lot satisfies minimum lot area by soil type.

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