



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 No. Lowell Road, Windham, New Hampshire 03087

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www.WindhamNH.gov

Zoning Board of Adjustment

Meeting Agenda

January 10, 2017

7:30 pm @ Community Development Department

Call to Order
Public Hearing

Lot 14-A-1100, Case # 48-2016

Applicant – Klemm’s Corner, LLC

Owner – Klemm’s Corner, LLC

Location – 18 Mammoth Road

Zoning District – Neighborhood Business

Variance relief is requested from **Section 401** to allow the expansion of a non-conforming use consisting of: the installation of nine new gasoline dispensers (currently four exist) and the installation of two new canopies (currently one exists). The existing dispensers and canopies will be removed. Continued from 12/27/16.

Lot 16-P-510, Case # 45-2016

Applicant – Benchmark Engineering, Inc.

Owner – 16 Londonderry Road LLC

Location – 4 Fourth Street

Zoning District – Residence A

Variance relief is requested from **Section 702, App. A-1** to allow a dwelling to be constructed on a lot with 22,000 sq. ft. where, 50,000 sq. ft. is required, frontage of 220 ft. on a private road, where 175 ft. is required on a Class V road, 30 ft. front setback, where 50ft. is required, a 24 ft. rear setback, where 30 ft. is required.

Lot 13-D-501, Case # 46-2016

Applicant – Benchmark Engineering, Inc.

Owner – Phyllis Jarosky

Location – 11 Doiron Road

Zoning District – Rural

Variance relief is requested from **Section 702, App. A-1** to allow a dwelling to be constructed on a 2 acre lot with no frontage, where 175 ft. is required, 30 ft. from the front lot line, where 50 ft. is required sq. ft.

Lot 25-G-40, Case # 47-2016

Applicant – Benchmark Engineering, Inc.

Owner – Windham Marblehead Properties LLC

Location – 36 Marblehead Road

Zoning District – Residence A

Variance relief is requested from **Section 702, App. A-1** to allow a 1.1 acre lot to be created with 0 frontage, where 175 ft. is required and this proposed lot will not meet the minimum lot sizing by soils.

Lot 13-A-360, Case # 49-2016

Applicant- Armano Realty Investments, Inc.

Owner – Armano Realty Investments, Inc.

Location – 6 Maple Street

Zoning District – Residence A & Limited Industrial

Variance relief is requested from:

Section 606.1 to allow an existing dwelling to remain, which is not a permitted use in the Limited Industrial District.

Section 702, App. A-1 to allow each of the newly created lots to contain frontages of 20 ft., where 175 ft. is required.

Lot 13-A-100, Case # 50-2016

Applicant – The Dubai Group, Inc.

Owner – 22 Roulston Road, LLC

Location – 16 Roulston Road

Zoning District – Limited Industrial & Residence A

Variance relief is requested from:

Section 603.1 to allow a non-residential parking lot in the Residence A District, which is not an allowed use,

Section 702, App. A-1 footnote 9 to allow this non-residential parking lot to not meet the buffer requirements.

Section 702.5 to allow this non-residential parking lot to not meet the buffer requirements.

Meeting Minutes-Review and Approve – 12-27-16

Adjournment

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