



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 No. Lowell Road, Windham, New Hampshire 03087

(603) 432-3806 / Fax (603) 432-7362

www.WindhamNH.gov

Zoning Board of Adjustment Meeting Agenda

November 22, 2016

7:30 pm @ Community Development Department

Call to Order

Public Hearing

Lot 17-I-110 Case # 35-2016

Applicant- Joseph Maynard, Benchmark Engineering

Owner- Branden & Cheryl Tsetsilas

Location- 29 Walkey Road

Zoning District- Residence A & Cobbetts Pond & Canobie Lake Watershed Protection District

Variance relief is requested from **Section 702, App. A-1** to allow the garage to have a front setback of 9 ft. where 50 ft. is required, a 20 ft. rear setback, where 50 ft. is required, east side setback of 10 ft. where 30 ft. is required, west side setback of 20 ft. where 30 ft. is required, 4,600 sq. ft. lot where 50,000 sq. ft. is required and a frontage of 97 ft. where 175 ft. is required.

Section 200 (definitions) Accessory structure; to allow a free standing garage not to be subordinate to a main structure. **703** to allow an accessory structure (garage) to be on a lot without a main building or use and to be in the front set back. **603.1** to allow an accessory structure (garage) as a permitted use in the Residence A District. **Section 616.6.4.1** to allow a new impervious driveway to be 25 ft. from the surface water, where 75 ft. is required from any surface water or wetland.

Lot 17-L-57 Case # 38-2016

Applicant- Edward N. Herbert Assoc., Inc.

Owner- Robert & Lisa Drew

Location- 13 Farmer Road

Zoning District- Residence A and Cobbett's Pond & Canobie Lake Watershed Protection.

Variance relief is requested from **Section 702, App. A-1** to allow a new dwelling to be constructed with an 8 ft. side setback on each side, where 30 ft. is required, a 10,200 sq. ft. lot where 50,000 sq. ft. lot is required, and a frontage of 51 ft. where 175 ft. is required. **Section 616.8.1, 616.8.3, 616.8.4.1 & 616.8.4.4** to allow development of this property to be in the 100 ft. buffer zone.

Lot 17-L-56 Case # 39-2016

Applicant- Edward N. Herbert Assoc., Inc.

Owner- Brian & Lori Turner

Location- 11 Farmer Road

Zoning District- Residence A & Cobbett's Pond and Canobie Lake Watershed Protection

Variance relief is requested from **Section 702, App. A-1** to allow the new dwelling to have, a 7ft. side setback on both sides, where 30 ft. is required, a 10,500 sq. ft. lot where 50,000 is required and a frontage of 50 ft. where 175 ft. is required. **Section 616.8.1, 616.8.3, 616.8.4.1 & 616.8.4.4** to

allow development of this property to be in the 100 ft. buffer zone. **Section 616.9.1** to allow a septic system to be 23 ft. from Hydric B soil, where a 50 ft. set back is required.

Lot 21-H-16A Case #41-2016

Applicant-Anthony Deluca

Owner-William & Marion Deluca

Location-4 Cheryl Road

Zoning District-Residence A & Cobbett's Pond and Canobie Lake Watershed Protection

Variance relief is requested from **Section 710.3.1** to allow a 6 ft. high fence in the front yard setback, where 4 ft. high is allowed.

Lot 11-A-165 Case #42-2016

Applicant- Joseph Maynard, Benchmark Engineering

Owner-Murry Properties

Location-4 Ledge Road

Zoning District-Limited Industrial

Variance relief is requested from **Section 702, App. A-1** to allow a 45 ft. x 40 ft. covered area 15 ft. from the side line, where 20 ft. is required and 5 ft. from the rear lot line where 30 ft. is required.

Lot 11-A-50 Case # 44-2016

Applicant-Butterfield Ridge, LLC

Owner-Meadowcroft Dev. LLC

Location-14 Ledge Rd.

Zoning District-Limited Industrial

A Special Exception is being applied for pursuant to RSA 155-E:4, III for an excavation permit.

Meeting Minutes-Review and Approve – Nov. 8, 2016

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