



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Zoning Board of Adjustment Public Hearing Notice
March 10, 2015
7:30pm @ Community Development Department

Lot 17-J-70, Case # 6-2015

Applicant- Joseph Maynard, Benchmark Engineering, Inc.

Owner- Granite Hill Condominiums

Location – 90 Indian Rock Road/Granite Hill Road

Zone –Residence A-Rural District

Variance from the following section of the Zoning Ordinance is requested to allow construction of a 5 stall garage:

Section 702, Appendix A-1 to allow the garage to be 8 ft. from the rear lot line where 30 ft.

Lot 13-A-150,155 & ROW, Case # 7-2015

Applicant – Karl Dubay

Owners – Nicole Devaney & State of New Hampshire DOT

Location – 38 Range Road

Zone – Limited Industrial District, Cobbetts Pond and Canobie Lake Watershed Protection District (CPCLWPD), Wetland & Watershed Protection District (WWPD).

Variance from the following sections of the Zoning Ordinance is requested to allow the construction a funeral home with a 5,000 sq. ft. footprint:

Section 601.3 to erect a building with parking, which is not a permitted use in the WWPD.

Section 601.4.6 to allow a waste disposal system which is not a permitted use in the WWPD.

Section 616.6.4.1 to allow a driveway within 75 ft. of a wetland which is not permitted in the CPCLWPD.

Section 616.8 to allow development in the buffer zone which is not permitted in the CPCLWPD.

Section 616.8.4.1 to allow a septic system in the buffer zone which is not permitted in the CPCLWPD.

Lot 13-B-77 & 13-B-80, Case # 8-2015

Applicant - Karl Dubay,

Owner – State of New Hampshire DOT

Location – 42 Rockingham Road

Zone – Commercial A District, Wetland & Watershed Protection District (WWPD).

Variance from the following sections of the Zoning Ordinance is requested to allow the construction a commercial building with a 4,500 sq. ft. footprint:

Section 601.3 to erect a building with parking, which is not a permitted use in the WWPD.

Section 601.4.6 to allow a waste disposal system which is not permitted in the WWPD.

Section 702 Appendix A-1 to allow the front setbacks to be 10 ft. & 27.5 ft. where 75 ft. is required

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