



ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

January 9, 2024 – 7:00 pm

Physical Location: 3 North Lowell Road (Community Development Department) Live

Broadcast: WCTV Channel 20 – Local Cable TV

Live Stream: <http://www.wctv21.com/>

To access via Teams: [Click here to join the meeting](#)

Meeting ID: 210 221 889 388 **Password:** 2YGui7

1. Call to Order

2. New Cases

A. Case 01-2024

Parcel 19-A-400

Applicant – Suelen Mendonca Feltrin, Enzo Feltrin

Owner – Suelen Mendonca Feltrin & Vando Mendonca

Location – 70 Mammoth Rd

Zoning District – Rural District and Residential District C

The application is requesting relief from **Sections 602.1.6.4, 602.1.6.5, 602.1.6.6, 602.1.6.8, 602.1.6.10, 603.1.5, and 703**. To allow a pool company under the name of Aqua Perfect Pools to continue its operation on the property. Where it is prohibited use in the Rural and Residential C Districts, under the Windham Zoning Ordinance (WZO). To permit the addition of employees to travel to the property, park their personal vehicles on the lot, and pick up materials and trucks stored on the property to travel to a work site. To also allow the overnight parking of commercial vehicles in excess of 6,000 G.V.W. to remain on the property during non-business hours. Under the WZO, a Customary Home Occupation shall not permit more than one employee, storage of materials and equipment on the lot of a single-family dwelling, increased traffic or noise, the excess of parking that is required for residential purposes, nor shall it change the residential character of the neighborhood. Furthermore, a Customary Home Occupation shall be clearly secondary use to the residence and shall require a Conditional Use Permit from the Windham Planning Board. The application further requests relief to permit the placement of two portable garages that are canvass in material to remain within the front yard, where under the WZO, an Accessory Building shall be located in the front and rear yard of a property, abiding by the required district setbacks.

B. Case 02-2024

Parcel 16-Q-179

Applicant- Phillis D. Churchill & Jaqueline N. Saba

Owner- Craig Harvey

Location- 20 First St

Zoning District- RDA/ WPOD

The applicant(s) are requesting an Administrative Appeal to building permit number 413-2023 that was issued to the above property from the Community Development Department that was issued on December 8, 2023.

3. Meeting Minutes to Review and Approve: 11/14/23, and 12/12/23, 12/26/23

4. Old and New Business: Reschedule following 2024 ZBA dates: 3/12/24, 9/10/24, 11/12/24, 12/24/24

5. Legislative/Staff Updates

6. Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; 3 North Lowell Road, Monday – Friday 8am – 4pm.