



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

January 14, 2020

7:30 pm @ Community Development Department

Call to Order

Public Hearing

Case #01-2020: Parcel 7-A-1900

Applicant – Benchmark Engineering, Inc.

Owner – A2 Properties, LLC

Location – 54 Morrison Road

Zoning District – Rural District

Variance relief is requested from **Section(s) 601.3, 601.4.2, 601.4.6, 601.4.8.4, 702 and Appendix A-1**; to allow an existing 2.29 acre +/- parcel of land with two pre-existing non-conforming single family dwellings (SFD) to be subdivided into two separate parcels (Lot A and Lot B) with one SFD on each lot. And from **Sec. 601.4.2**: To allow the area around the SFD on Lot B and yard area to be developed where the WWPDP shall be a buffer and include land area within one hundred feet (100') of any wetland one (1) acre in size or larger. And from **Sec. 601.4.6**: To allow the existing septic system (Lot A and Lot B) to remain approx. 30' from a wetland, which also exerts WWPDP where 100' is required, and to allow the existing shed to remain approx. 90' from the edge of a wetland that exerts WWPDP where such use is not permitted. And from **Sec. 601.4.8.4**: To place the required WWPDP signage along the existing tree line as the Planning Board shall determine to the markings to prevent encroachment is required. And from **Sec. 702 and Appendix A-1**: To allow Lot A to be approximately 49,258 +/- sq ft in size where 50,000 sq ft is required, and to allow 110' of frontage (measured at the 50' setback) where 175' is required, and to allow the existing home to be approximately 35' from the Morrison Rd. ROW where 50' is required, and 29' from the westerly side lot line where a sideline setback of 30' is required, and to allow the existing SFD to be 18' from the proposed lot line where 30' is required, and to allow an existing shed to remain approximately 4' from the proposed lot line with 30' is required. And from **Sec. 702 & Appendix A-1**: To allow Lot B to be approximately 50,000 sq ft in size where 50,500 +/- sq ft is required, and to have 140' of frontage (at the 50' setback) where 175' is required, and to allow the existing SFD on this lot to be approximately 40' from Morrison Rd. ROW where 50' is required, and to allow SFD to be 23' from the new proposed lot line where 30' is required. And from **Sec. 702 - 301 Notes** for Table in Appendix A-1, Minimum Lot Area by Soil Type: To allow Lot A to have approximately 20,000 sq ft of land area outside of WWPDP where 30,000 sq ft of land area outside WWPDP is required and to not require a 100'x 100' building box, and to allow Lot B to have approximately 5,000 sq ft of land area outside the WWPDP where 30,000 sq ft of land area is required, and to not require a 100'x 100' building box on this lot as required in the 301 Notes for Table under Appendix A-1.

Case #02-2020: Parcel 16-P-189A; 16-P-800; 16-P-801

Applicant – Benchmark Engineering, Inc.

Owner – MacThompson Realty Trust

Location – 31 Second Street

Zoning District – Res. A District and Cobbetts Pond & Canobie Lake Watershed Prot. Dist.

Variance relief is requested from **Section(s) 405.2, 616.6.4.1, 616.8.1, 702 & Appendix A -1** to allow construction of a replacement dwelling for a pre-existing non-conforming single family dwelling (SFD) on a pre-existing non-conforming lot, with two frontages; (Second Street/Right of Way (ROW) and C-Street (ROW)). Specifically from **Sec. 405.2:** To allow an expansion in the area and/or volume of the house from 780 sf to 1,592 sf in area and 6,240 cu/ft to 19,920 cu/ft in volume, where the ordinance does not allow an increase in the area and/or volume of the structure. And from **Sec. 616.6.4.1:** To allow a new paved driveway to be constructed 25' +/- from a wetland area where no new driveways within 100' of a wetland area are allowed. And from **Sec. 616.8.1:** To allow the entire lot of record, currently within the buffer zone, to be developed without a buffer zone where a 100' wide buffer zone shall be maintained along the edge of any tributary stream discharging into Cobbett's Pond is required. And from **Sec. 702 & Appendix A-1:** To allow a lot size of 8,000 sf where a minimum land area of 50,000 sf is required and to allow 80' +/- frontage on Second Street (a private road) and 100' +/- of frontage on C-Street (a private road) where 175' of frontage is required on a public road, and to allow the SFD a Second Street front yard setback of 18' +/- from the edge of the ROW and 35' from the edge of C-Street where 50' is required from the ROW, and to allow an easterly side yard setback of 15', a northerly side/rear yard setback of 11' where 30' is required.

Public Meeting

Meeting Minutes-Review and Approve: November 26th and December 10th, 2019

Legislative/Staff Updates

None

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.