



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

February 13, 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. Continued Cases

A. [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. [02-2024 Rehearing Request- Harvey](#) **Parcel 16-Q-179**

Applicant- Craig Harvey

Owner- Same

Location- 20 First St

Zoning District- RDA\WPOD

The applicant is requesting a rehearing for which The Board shall consider, after the Zoning Board of Adjustment granted an approval to an Administrative Appeal of building permit number 413-2023 on the January 9th, 2024 ZBA meeting.

C. 02-2024-McGuire Rehearing Request

Applicant- Mike McGuire- Town of Windham Building Inspector

Owner- Craig Harvey

Location- 20 First St

Zoning District- RDA/WPOD

The applicant is requesting a rehearing for which The Board shall consider, after the Zoning Board of Adjustment granted an approval to an Administrative Appeal of building permit number 413-2023 on the January 9th, 2024 ZBA meeting.

3. New Cases

A. 05-2024

Parcel 13-B-1

Applicant- Jared Gott, The Dubai Group, Inc

Owner- Labrador Enterprises, LLC

Location- 2 Rockingham Rd

Zoning District- Commercial District A

The application is requesting relief from Sections 601.3, and 601.4.1 to allow 833 Sq Ft of paved parking spaces within the 100 ft WWPB setback for an approved site plan located in Salem NH.

B. Meeting Minutes to Review and Approve: 1/09/2024, 2/6/2024

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

D. Legislative/Staff Updates:

E. 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.