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**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA**

**April 25, 2023 – 7:00 pm @ Community Development Department**

Revised on April 24, 2023 – see red text below.

**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 Zoom:** [ZBA Meeting](#)

**Meeting number/access code:** 865 4393 1593 **Password:** 250013 **To join by phone:** 1 646 876 9923

**Call to Order**

**Case #07-2023** Parcel 17-L-67

**Applicant – Benchmark, LLC**

**Owner – Louis and Audrey Pereira**

**Location – 29 Farmer Rd**

**Zoning District – Rural District / WPOD**

**\*READVERTISEMENT\***

Variance relief is requested from **Section(s) 200 and 702 / Appendix A-1** to allow the property to be subdivided into two lots. The lot is currently bifurcated by Farmer Road, a private road. The existing home would remain on the Westerly portion of the lot, along the pond, with its preexisting setbacks and 102 ft of frontage along the private road, which were previously approved by Variance (Case 35-2009). The lot the existing house will be on is proposed to be approximately 14,000 square feet, where at least 50,000 square feet is required; therefore, will require a Variance. The lot opposite Farmer Road will be 2 acres, where at least 50,000 square feet are required. However, the lot opposite Farmer Road will require a Variance to have approximately 140 ft of frontage on a private road, where 175 feet along a public road is required.

**Case # 12-2023** Parcel 22-1-81 & 22-L-83

**Applicant – Benchmark, LLC**

**Owner – Thomas J Jr & Lynn Murray**

**Location – 27-29 West Shore Road**

**Zoning District – Residential District A / WPOD**

Variance relief is requested from **Section(s) 406.2, 702/ Appendix A-1, and 703** to construct an addition to the existing single-family dwelling (22-L-81), on a pre-existing, non-conforming lot. The addition to the SFD would expand the area from 2,462 sf to 3,052 sf and the area from 44,316 cu/ft to 50,300 cu/ft in volume and be 30 feet from the front lot line and 33 feet from the pond, where such addition increases the non-conforming nature of the property. To construct an inground pool 22 ft from the side lot line, where 30 ft is required; 33 ft from the pond where 50 ft is required; and 28 ft from the front lot line, where such are prohibited within the front yard. To construct a greenhouse 10 ft from the front lot line, where such are prohibited within the front yard. To construct a shed 18 ft from the front lot line, where such are prohibited within the front yard; and 15 ft from the side property line, where 30 ft is required.

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**Non-Public Session(s) as necessary: NH RSA 91-A:3 II (e)**

**Meeting Minutes to Review and Approve: 02-21-23, 03-07-23, 03-28-23 & 04-11-23**

**Planning Sessions and By-law updates**

**Legislative/Staff Updates**

**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.**