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**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA - REVISED**

**April 26th, 2022 - 6:30 pm @ Community Development Department**

**Physical Location:** 3 North Lowell Road (Community Development Department) Live  
**Broadcast:** WCTV Channel 20 – Local Cable TV  
**Live Stream:** <http://www.wctv21.com/>

**Call to Order**

**Discussion with ZBA Alternate candidates**

**Discussion regarding remote participation options for future meetings**

**Public Hearings**

**Case # 10-2022** Parcel 24-F-6  
**Applicant – Benchmark LLC**  
**Owner – Edward and Renee Hahn**  
**Location – 6 Johnny Hill Rd**  
**Zoning District – Rural District**

Variance Relief is requested from **Section(s) 702, and Appendix A-1** to construct a single- family dwelling on an approximately 7.26-acre lot that does not have the required 175-feet of frontage on a Town Class V Road. The lot does have 240-feet of frontage on a discontinued Road.

**Case #11-2022** Parcel 21-V-230A  
**Applicant – Benchmark LLC**  
**Owner – Arthur Breslin**  
**Location – 28 Fish Rd**  
**Zoning District – Residential District A / WPOD**

Variance Relief is requested from **Section(s) 405.2, 405.3, 702, and Appendix A-1** to raze the existing structure and construct a new single-family dwelling on a pre-existing, non-conforming lot. To allow the dwelling to be placed 8-feet from the front lot line, 9-feet from the North Eastern side yard, 2-feet from the South Western side yard, and 9-feet from the rear yard lot lines. Where the setback requirements are 50-feet for front yard, and 30-feet for side and rear yards. To allow a lot size of approximately 4,571 sq. ft., where a minimum lot size of 50,000 sq. ft., is required. To allow approximately 63-feet of frontage on a private road, where 175-feet of frontage on a Town Class V Road is required. To allow the coverage of 25.4 %, where a maximum of 20% is required in Residential District A, Cobbett's Pond and the Canobie Lake Watershed

Protection Districts.

**Case #57-2021: Parcel(s) 18-L-300 (continued from February 22, 2022)**

**Applicant – The Dubai Group, Karl Dubai**

**Owner – Angle Wood Pond Realty Trust, Inc.**

**Location – 1-3 Sharma Way (aka 55 Range Road)**

**Zoning District – Professional, Business and Technology, Residential A & WPOD**

Variance relief is requested from Section(s) 603.1.1 & 614.2 to permit 100 two-bedroom townhomes, arranged in fourplexes, where this particular type and configuration of residential use is not allowed in the PBT, RDA & WPOD zones.

**Meeting Minutes-Review and Approve: [02/22/22](#), [03/22/22](#), [03/29/22](#), [4/12/22](#)**

**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.**