



**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA**

**May 12, 2020 - 7:30 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**

**Public Hearing**

**Case #06-2020: Parcel 21-U-30**

**Applicant – SFC Engineering Partnership**

**Owner – Covnett Properties, LLC**

**Location – 3 Cobbetts Pond Road**

**Zoning District – Business Commercial A - Wetland and Watershed Prot. District (WWPD)**

Variance relief is requested to allow expansion of parking capacity, 2420 sf of additional parking area from the following **Section 601.3** within the WWPD where such use is not permitted.

**Case #07-2020: Parcel 17-I-300-3**

**Applicant – Edward N. Herbert Associates, Inc.**

**Owner – Range Road Estates, LLC**

**Location – 6 Chadwick Circle**

**Zoning District - Rural District and Cobbetts Pond & Canobie Lake  
Watershed Protection Overlay District (WPOD)**

Variance relief is requested to allow 24 sf of newly constructed deck in the back of the unit from the following **Section(s) 601 and 601.3** within the WWPD where such use is not permitted.

**Case #08-2020: Parcel 21-V-204B**

**Applicant – Meisner Brem Corp.**

**Owner – James Jamieson**

**Location – 12 Ministerial Road**

**Zoning District - Residential A District**

Variance relief is requested from **Section(s) 702 and Appendix A-1** to allow construction of a new 1,386 sf two bedroom single family dwelling (SFD) on a pre-existing non-conforming lot, with two frontages Ministerial Road and Spruce Road. To allow a lot size of 13,792 +/- where a minimum land area of 50,000 sf is required. To allow 100'+/- frontage on Ministerial Road (a public road) and 118.2 +/- feet of frontage on Spruce Road (a private road/right of way) where 175' of frontage is required on a public road.

**Public Meeting**

**Meeting Minutes-Review and Approve:** April 28th 2020.

**Legislative/Staff Updates**

ZBA Alternate Member(s)

**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.