



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

June 23, 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 #13-2020: Parcel 21-K-18

Applicant – Marisa (Deluca) Wyszomirski

Owner – Marisa (Deluca) Wyszomirski

Location – 82 Turtle Rock Road

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

Application to Appeal an Administrative Decision – The issuance of WPOD Minor Application, Permit #05-2020, Dated April 28, 2020. Appealing notice of alleged violations of Section 616 Cobbett's Pond and Canobie Lake Watershed Protection Overlay District (WPOD).

Case #14-2020: Parcel 17-L-140

Applicant - Benchmark Engineering, Inc.

Owner – MacThompson Realty, LLC.

Location – 23 Sawyer Road

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

Variance Relief is requested from **Section(s) 702 & Appendix A-1**, to allow construction of a single family dwelling and detached barn on a lot with 0' of frontage on a town road. Specifically from **Sec. 702 & Appendix A-1** to allow 900'+/- of frontage on a private road (Sawyer Road) where 175' is required on a public road.

Case #15-2019: Parcel 11-A-410

Applicant – Benchmark Engineering, Inc.

Owner – Mark E. Harvey

Location – 10 Haverhill Road

Zoning District – Rural District and Wetland & Watershed Protection District (WWPD)

Variance relief is requested from **Section(s) 601.1.1, 601.3, 601.4.6, 601.4.8.4.1, 702 & Appendix A-1**, to allow construction of a new single family dwelling on a lot with a previously ZBA approval (06-2019) and a prior ZBA approval (16-2015). Specifically from **Sec. 601.1.1 and 601.3** to allow 700 sq. ft. of the new dwelling (where 1,050 sf was previously approved) of

the dwelling to be located within the WWPD, where development of structures within the WWPD are not allowed. And from **Sec. 601.1.1** to allow the dwelling to be 65' from the edge of wetlands where 100' is required (and 60 feet was previously approved). And from **Sec. 601.3** to allow 3,500 sf of associated grading and improvements within the WWPD where such use is not permitted. And from **Sec. 601.4.6** to allow a septic system 70' from the edge of wetlands where 100' is required. And from **Sec. 601.4.8.4.1** to allow WWPD boundary markers to not be installed along the easterly WWPD line from approx. station 7+00 of the driveway to the stonewall at the rear of the lot, where markers be placed at 50' intervals is required. And from **Sec. 702 & Appendix A-1** to allow 0' frontage on a state road where 175' of frontage is required on a public town road.

Public Meeting

Legislative/Staff Updates

Update on ZBA Alternate(s)

Meeting Minutes-Review and Approve: June 9, 2020

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.

Due to the current State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

The Board strongly encourages members of the public to participate in the public hearings remotely, where possible, rather than planning to attend in person.

Members of the public will be able to communicate with the Board remotely during the Public Hearing by telephone at **(603) 965-1241**.

PLEASE NOTE: In keeping with “social distancing” we are holding this meeting by way of “Zoom”. Most Zoning Board Members will not be in the room but will be using the “Zoom” platform to conduct the meeting. We encourage the public to watch the meeting on cable and if you have questions you may call the conference phone at **(603) 965-1241**. All the members participating will be able to hear you and your questions will be answered.

As always you may attend the meeting, but reservations are required and if you plan on attending, please call (603) 432-3806 between the hours of 8 a.m. and 4 p.m.