



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

July 26, 2022 – 7:00 @ 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/>

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

Rehearing Request - [Case 17-2022](#): Parcel 16-O-179, 20 First Street

Rehearing Request - [Case 09-2022](#): Parcel 16-O-179, 20 First Street

[Case #21-2022](#) Parcel 2-A-1300

Applicant - Ryan & Claire Colbeth

Owner – Same

Location – 5 Depot Rd

Zoning District – Rural District

Variance relief is requested from **Section(s) 710.3.1** to erect a six (6') foot fence in the front yard.

[Case #22-2022](#) Parcel 11-C-425

Applicant – Benchmark Engineering, Inc

Owner – Indian Rock Office Park LLC

Location – 5 Enterprise Drive

Zoning District – Business Commercial District A and WPOD

Variance relief is requested from **Section(s) 702.6, 705.1.3, 705.1.4, and 702/Appendix A-1 (Table of Requirements)** to allow construction of a new commercial building within the front yard setbacks of NH Route 111 and Enterprise Drive, and to allow a reduction of landscaped areas at the proposed building and other areas around the property.

Referring to Section 702.6 and Appendix A-1 (Table of Requirements), to allow construction of the proposed building 22' from the front lot line which faces Route 111, with a canopy area to be setback 14' from the front lot line. Also, to allow the building to be 35' from the Enterprise Rd right of way line, with a canopy area to be setback 30' from the Enterprise Drive side of the lot. Referring to Section 705.1.3, to allow the landscaping along the Enterprise Drive., Route 111 property lines, and along the proposed building to be less than 5'. Referring to 705.1.4, to allow the landscaped area with the less than the required 25' around the building perimeter.

Case #23-2022 **Parcel 21-K-38**
Applicant – Benchmark Engineering, Inc
Owner – Robert & Heidi Odierna
Location – 46 Turtle Rock Rd
Zoning District – Residential District A/ WPOD

Variance relief is requested from **Section(s) 405.3, 406.2, and 702/Appendix A-1 (Table of Requirements)** to allow a garage foundation to remain 19’ from the side yard setback.

Case #24-2022 **Parcel 13-B-50**
Applicant – Benchmark Engineering, Inc
Owner – Rockingham Road Realty Trust
Location – 20 Rockingham Road, Renzo Gracie BJJ
Zoning District – Business Commercial District A

Variance relief is requested from **Section 706.5.1.2** to allow a pre-existing electronic reader board sign to remain standing.

Meeting Minutes-Review and Approve: 06-14-2022, 06-28-2022, and 07-12-2022

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.