



**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA**

**August 11, 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 #19-2020: Parcel 17-L-78 and 17-L-78AL-1**

**Applicant - Benchmark Engineering, Inc.**

**Owner - Brett and Larissa Nigro**

**Location - 28 Horseshoe Road**

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

Variance Relief is requested from **Section(s) 406.2, 702 & Appendix A-1**, to allow construction of an addition to the existing year round single family dwelling (SFD). Specifically from **Sec. 406.2** to expand the volume of the SFD from 2,725 sf to 2,917 sf in area and from 59,550 cu/ft to 62,621 cu/ft in volume, where the ordinance does not allow an increase in the area and/or volume of the structure. And from **Sec. 702 & Appendix A-1** to allow the addition a 15' side yard setback, where 30' is required.

**Case #20-2020: Parcel 17-I-350**

**Applicant - Benchmark Engineering, Inc.**

**Owner – Michael & Sherry Abruzese**

**Location – 104 Range Road**

**Zoning District – Rural District**

Variance Relief is requested from **Section(s) 406.2, 702 & Appendix A-1**, to allow construction of an addition to the existing year round single family dwelling (SFD). Specifically from **Sec. 406.2** to expand the volume of the SFD from 2,410 sf to 2,480 sf. in area and from 22,400 cu/ft to 24,000 cu/ft in volume, where the ordinance does not allow an increase in the area and/or volume of the structure. And from **Sec. 702 & Appendix A-1** to allow the addition a 12' side yard setback from the northwesterly side lot line and the existing SFD a 15' side yard setback from the southeasterly side lot line, where 30' is required. To allow the SFD a 34' front yard setback from the right of way line of Range Road, where 50' is required.

**Case #21-2020: Parcel 8-B-2000**

**Applicant - Benchmark Engineering, Inc.**

**Owner – Estate of Susan Murray & Phyllis Jarosky**

**Location – 124 Rockingham Road**

**Zoning District – Rural District**

Variance Relief is requested from **Section(s) 405.2, 405.3, 602.1, 702 & Appendix A-1**, to allow construction of a duplex dwelling on a property zoned rural. Specifically from **Sec. 405.2** to allow expansion from 1,250 sf to 2,700 sf in area and from 23,600 cu/ft to 40,000 cu/ft in volume, where the ordinance does not allow an increase in the area and/or volume of the structure. And from **Sec. 405.3** to allow the proposed structure an increase in non-conformance, where the ordinance does not allow an increase in the non-conformity of the structure. And from **Sec. 602.1** to allow a duplex structure (condo type) to be constructed, where the ordinance does not allow such use. And from **Sec. 702 & Appendix A-1**, to allow the proposed structure and decks a 15' side yard setback from the northerly lot line and a 5' side yard setback from the southerly lot line, where 30' is required. To allow a lot size of 38,000 +/- sf, where a minimum land area of 50,000 sf is required. To allow 90' frontage on Rockingham Road, where 175' of frontage is required.

### **Public Meeting**

### **Legislative/Staff Updates**

### **ZBA Procedures Planning Sessions**

**Meeting Minutes-Review and Approve:** June 9<sup>th</sup> & 23<sup>rd</sup> & July 14<sup>th</sup> & 28<sup>th</sup> & August 4, 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.