



**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA**

**September 8, 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 #23-2020: Parcel 16-D-201** (Continued from August 25, 2020)  
**Applicant – Edward N. Herbert Associates, Inc.**  
**Owner – Indian Rock Development, LLC**  
**Location – 10 Enterprise Drive**  
**Zoning District - Residential A District, Rural District, Wetland & Watershed Protection District (WWPD), Cobbetts Pond & Canobie Lake Watershed Protection Overlay District (WPOD)**

Variance relief is requested to develop a five lot subdivision for new single family dwellings to be located on a private road from the following Section(s) 702 & Appendix A-1 to allow 0' of frontage on a Class V road, shown as Road "A" where 175' is required on a public road.

**Case #11-2020: Parcel 12-A-500**  
**Applicant - New Hampshire Catholic Charities**  
**Owner – New Hampshire Catholic Charities**  
**Location – 21 Searles Road**  
**Zoning District - Rural District and Cobbetts Pond & Canobie Lake Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Section(s) 706.4 and 706.8** to allow five signs to be installed. Specifically from **Sec. 706.4 and Sec. 706.8:** To allow a building wall sign to be erected 8.1 sf, where the dimensions of signs total 3 sf is required. And four freestanding entrance signs, with one being double sided, to be erected larger (43.3 sf) than the dimensions of signs total 3 sf is required, installed 8' in height, where 6' is required, with no front lot line setback, where 10' is required, along Searles Road in front of the historic recognized stonewall.

**Case #24-2020: Parcel 24-F-631**  
**Applicant – Jared Hoole**  
**Owner – Jared & Alisyn Hoole**  
**Location – 53 Ryan Farm Road**  
**Zoning District – Rural District**

Variance Relief is requested from **Section(s) 702 & Appendix A-1 and 703.1**, to allow construction of a 240 sf (12'x20') storage shed. Specifically from **Sec. 702 & Appendix A-1** to allow a 10' rear yard setback, where 30' is required. **And from Sec. 703.1:** To allow a 240 sf

shed, where no more than 100 sf is allowed and a 10' rear yard setback, where a shed may be placed no closer than 10' from the lot line in the rear yard is required.

**Case #25-2020: Parcel 22-L-30**

**Applicant - Cronin, Bisson & Zalinsky, P.C.**

**Owner - David and Elena Richards**

**Location - 46 West Shore Road**

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

Variance relief is requested from **Section 702 and Appendix A-1**: To allow construction of a new 1866 +/- sf two bedroom single family dwelling (SFD) on a pre-existing non-conforming lot of record that contains 4,791 +/- sf of building area where a minimum land area of 50,000 sf is required. To allow the SFD a 11' southerly side yard setback and a 15' northerly side yard setback, where 30' is required. To allow the SFD a 28' rear yard setback, where 30' is required. To allow the SFD a 25' front yard setback from West Shore Road, where 50' is required. To allow 50' of frontage along West Shore Road, where 175' 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<sup>th</sup> & 11<sup>th</sup> & 25<sup>th</sup>, 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.**