



**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING NOTICE**

**May 24, 2022**

**7:00 pm @ Community Development Department**  
3 N Lowell Road, Windham, NH 03087

To access via Zoom: [ZBA Meeting](#)

Meeting number/access code: 865 4393 1593 Password: 250013 To join by phone: 1 646 876 9923

**Case #57-2021 Parcel 18-L-300**

**Applicant – The Dubai Group**

**Owner – Angle Wood Pond Realty Trust, Inc.**

**Location – 55 Range Road (aka 1-3 Sharma Way / Gateway Park)**

**Zoning District – Professional, Business and Technology, Residential A & WPOD**

Variance relief is requested from **Section 603.1** to permit 84 two-bedroom residential units arranged in four-unit townhome style buildings in the Residence A District. Also, from **Section 614.2** to permit 16 one-bedroom residential units with home occupation possibilities, permitted under **Section 602.1.6** by conditional use permit, arranged in mixed-use buildings that include ground floor commercial space in the Professional Business and Technology District. The project as a whole is proposed to include 100 residential units (84 two-bedroom units and 16 one-bedroom units) and 59,700 square feet of commercial space.

**Case #14-2022 Parcel 20-D-2314**

**Applicant – Frederick & Erica Noviello**

**Owner – Same**

**Location – 46 Burnham Road**

**Zoning District – Rural District**

Variance Relief is requested from: **Section(s) 702, Appendix A-1; and 703** to construct a detached 36'x23' accessory building adjacent to the pool area. The proposed accessory building has a side yard setback of fifteen feet (15'), which does not meet the required thirty-foot (30') side yard setback in the Rural District.

**Case # 15-2022            Parcel 11-C-3100**

**Applicant – Salvatore Erna**

**Owner – Same**

**Location – 3 Lancelot Street**

**Zoning District – Residential District A**

Variance Relief is requested from **Section(s) 702, Appendix A-1** construct an attached addition of 75' x 34' that includes a new master suite, four (4) stall garage, and fitness room to an existing single-family dwelling. The proposed addition has a twenty-six (26') foot side yard setback and does not meet the 30' side yard setback requirement in the Residential District.

**Please note that previously noticed public hearings and/or other items that do not require a public hearing may be heard at the meeting. Please check the official agenda for the meeting at [www.windhamnh.gov/AgendaCenter](http://www.windhamnh.gov/AgendaCenter).**

**Copies of all Zoning Board of Adjustment applications and materials are available for review. Contact: Community Development Department; open Monday – Friday 8am – 4pm**