



**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE**

October 27, 2020 - 7:30 pm @ Community Development Department

Case #31-2020: Parcel 11-C-701

Applicant - Benchmark Engineering, Inc.

Owner - Indian Rock Office Park II, LLC.

Location - 1B Wall Street

Zoning District - Business Commercial A District

Variance relief is requested from **Section(s) 706.4.2.2 and 706.8**, to allow multiple tenant building signs that are larger than allowed in the town's ordinance. Specifically from **Section 706.4.2.2** of the ordinance to allow a building sign for each of the tenants along the front NH Route 111 side and the rear Shaw's driveway side, where the ordinance only allows (1) wall sign per each occupant where the façade of their space fronts. Also from **Section 706.8** to allow each tenant signage to be larger than allowed in the provided table and install tenant sign's up to 10% of the square footage of the building façade. For this building the front and rear of the building façade is 3,775.5 +/- sf in area, which would allow up to 31.4 sf of signage for twelve tenants, on the front and rear of the building. Also to allow the end of building (Wall Street) façade is 1,641.9 +/- sf in area, which would allow up to 164 sf of signage for two tenants, a 31 sf sign, for each of these tenants, where the ordinance allows building signs of up to 100 sf or 10% of the square footage of the building or tenant façade, or whichever is less.

Case #32-2020: Parcel(s) 17-M-5 and 17-M-32

Applicant - Benchmark Engineering, Inc.

Owner - Maria Giakoumakis and Paul Foden for 17 Armstrong Road-17-M-5

Owner - Maria Giakoumakis for 19 Armstrong Road-17-M-32

Location - 17 Armstrong Road-17-M-5 and 19 Armstrong Road-17-M-32

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

Variance Relief is requested from **Section(s) 702 & Appendix A-1** to allow a lot line between adjacent parcels 17-M-5 and 17-M-32 to be adjusted. Where tax map **17-M-5** is currently 11,240 +/- sf in size and will become 15,980 +/- sf, where 50,000 sf is required. Also with 74.2' of frontage will become 85.4', where 175' is required. The existing home has a 30' front yard setback, where 50' is required. A 15' westerly and 16' northerly and an existing 10' which 12' is proposed easterly side yard setback, where 30' is required. Where tax map **17-M-32** is currently 20,864 +/- sf in size and will become 16,124 +/- sf, where 50,000 sf is required. Also with 110.6' of frontage will become 86.99', where 175' is required. The existing home has a 22' which 21' is proposed westerly and 19' easterly side yard setback, where 30' is required.

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.

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 **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 432-3806 between the hours of 8 am and 4pm.

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