

ZBA Agenda
July 21, 2020

7:00 p.m. Meeting Convenes / Roll Call / General Business (quorum 3/5)

- | | | |
|---------------------------------|-------------------------|------------------------------|
| 1) Billie Maloney, Chair | 4) Rick Snyder, PB Alt. | |
| 2) Kevin Scott, Vice Chair | 5) William Gregsak | |
| 3) Jack Cannon | 6) Vacancy | 7) Joseph Hagan, BOS Liaison |

I. Call to Order, Roll Call

- II. Correspondence
- Call from abutter, Candace Schofield RE: Dupras – no objection
 - Call from abutter, Olzewski RE: Franchini – no objection
 - Call from abutter, Roger Marston RE: Franchini – no objection
 - Call from abutter, Barry Jensen RE: Morin – can't make it
 - Call from abutter, Deanna Vonschantz, RE: Anderson – no objection
 - Email – Mill Pine Village M/L 10-1 FYI
 - Email – Ashby, 12-13-1 FYI
 - Notice – SPR – Buchanan 7-22-20 M/L 2-63-1

III. Updates

Budget Sheets

IV. Unfinished Business: **Approve Minutes for February 18, 2020**

V. Training

On Hold

VI. Hearings:

Reading of Public Notices (2) The first public hearing notice was published in the Nutfield News June 25, 2020. The second public hearing notice was published on July 9, 2020.

NEW BUSINESS:

Hearings:

6:00 PM

1. The Cooper Family Trust for:

a. a Variance from Article 5, Section 5.3.5, Table 1 of the Ordinance to permit an existing 30'x40' bituminous concrete basketball court within 14' of the rear property line where 25' are required.

b. a Variance from Article 5, Section 5.7.8 Table 2 of the Ordinance to permit an existing 30'x40' bituminous concrete basketball court which is located wholly within the setback where the table requires structures to be setback 75' from the edge of wetlands.

c. a Variance from Article 5, Section 5.7.8 Table 2 of the Ordinance to permit an existing 30'x40' bituminous concrete basketball court within the 15' No-Cut Buffer and which potentially exceeds the 50% annual basal area.

d. an Equitable Waiver of Dimensional Requirements from Article 5, Section 5.7.8 of the Ordinance to permit an existing garage within 59' of the wetland edge where 75' are required

On the premises known as Tax Map 9 Lot 18, 321 Fremont Road in the R-1 Residential Zone.

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____

Conditions _____

Hearing Closed @ _____

Reading of 30-Day Notice

6:30 PM

2. Jonathan Bayreuther and Kelsey (Towle) Bayreuther for a Special Exception from Article 9, Section 4 of the Ordinance to permit a 765 SF Accessory Dwelling Unit to be attached to the proposed new home to be constructed at the premises known as Map 9, Lot 19-003 at 92 Raven Drive in the R-1 Residential Zone.

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____

Conditions _____

Hearing Closed @ _____

Reading of 30-Day Notice

7:00 PM

3. Nasr Enterprises, LLC for:

a. a Variance from Article 4, Section 4.2.1 of the Ordinance to permit enlargement or extension of a non-conforming use for the installation of a 4.5'x9.5' concrete slab and handicapped wheelchair lift within the 40' front yard setback.

b. a Variance from Article 4, Section 4.5.1 of the Ordinance to permit 11 on-site and one partially on-site parking space(s) where 16 are required.

c. a Variance from Article 4, Section 4.5.1 of the Ordinance to permit parking space #2 shown on Site Plan dated April 9, 2020, as revised on 5/11/2020 and 5/26/20 prepared by Eric C. Mitchell & Assoc. Inc. for handicapped van parking to be located only partially on-site. The site plan depicts space #2 to be more than 50% off property where parking spaces are required by the Ordinance to be provided on premises.

d. a Variance from Article 5, Section 5.3.5 Table 1 of the Ordinance to permit parking spaces #2-#9 and associated drive aisle as shown on Site Plan dated April 9, 2020, as revised on 5/11/2020 and 5/26/2020 prepared by Eric C. Mitchell & Assoc. Inc. to be 7' from the front property line where a minimum setback of 40' are required

On the premises known as Tax Map 16, Lot 31, 2-4 Haverhill Road in the R1 Residential Zone.

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____

Conditions _____

Hearing Closed @ _____

Reading of 30-Day Notice

7:30 PM

4. Anthony Franchini for:

a. a Variance from Article 5, Section 5.7.8 Table 2 of the Ordinance to permit the existing 9'x32' gravel expansion on the right side of the driveway located 25' from wetlands where 75' are required

b. a Variance from Article 5, Section 5.7.8 Table 2 of the Ordinance to permit the existing 10'x14' shed within 38' feet of wetlands where 75' are required

On the premises known as Tax Map 1, Lot 95-1, 130 East Derry Road in the R1 Residential Zone

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____

Conditions _____

Hearing Closed @ _____

Reading of 30-Day Notice

8:00 PM

5. Joshua Morin and Jennifer Morin d/b/a Kerry's Dance Center for:

a. An Equitable Waiver of Dimensional Requirements from Article 5, Section 5.3.5, Table 1 for:

i. a deck and stairway on the detached 3-car garage 23' from the property line where 25' are required.

ii. 21.4% of impervious surface coverage where 15 % is allowed.

iii. a paved area on the west end of the lot which includes parking space #20 and a portion of parking space #19 nine (9') feet from the required setback where 25' are required.

- iv. a gravel turn around area north of the west end of the lot 14' from the property line where 25' are required; and
- v. a shed within the rear setback of the property line where 25' are required.

On the premises known as Map 6, Lot 14, 8 Deerwood Hollow in the R-1 Residential Zone

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____
Hearing Closed @ _____

Reading of 30-Day Notice

8:30 PM

6. Promised Land Survey, LLC on behalf of Alan F. Dupras & Thomas Dupras for:

- a. a Variance from Article 5, Section 5.3.5 Table 1 of the Ordinance to permit a driveway proposed on plan of Promised Land Survey, LLC dated May 27, 2020 to cross the 25' setback at Sta-6+00 where the Table requires a 25' setback from the rear property line – there is no provision in the ordinance for a driveway to cross the rear setback.
- b. a Variance from Article 5, Section 5.7.8 Table 2 of the Ordinance to permit a driveway proposed on plan of Promised Land Survey, LLC dated May 27, 2020 to be located 26.5' from the edge of wetlands where 75' are required
- c. a Variance from Article 5, Section 5.3.5 Table 1 of the Ordinance to permit a driveway proposed on plan of Promised Land Survey, LLC dated May 27, 2020 to be 14.4' from the left property line and 24.4' from the right property line where 25' are required

On the premises known as Tax Map 013, Lot 017-000, 27 Hanson Road in the R1 Residential Zone.

Note: An application is also being presented to the Raymond ZBA for the portion of the premises located in Raymond known as Tax Map 004-000-057 in the R1 Residential Zone.

A copy of this Notice is being provided to the Town of Raymond Board of Selectmen and the Town of Raymond ZBA

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____
Hearing Closed @ _____

Reading of 30-Day Notice

9:00 PM

7. Gary Van Geyte on behalf of 120 Raymond Road LLC

For a Variance

From Article 5, Section 5.3.5, Table 1 (Table of Dimensional Requirements) where a lot must be a minimum of two (2) acres in the residential zone; and Article 4, Section 4.2.2 (Change in Non-Conforming Use) to permit a lot line adjustment between Map 5, Lot 26 and Map 5, Lot 57 which will leave Map 5, Lot 26 with only .59 acres after the lot-line adjustment. Currently 120 Raymond Road is a 1.62-acre lot.

On the premises known as 120 Raymond Road, in the R-1 Residential zoning district

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____
Hearing Closed @ _____ **Reading of 30-Day Notice**