

ZBA Agenda
February 18, 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) Adam Maciaszczyk | 7) Joseph Hagan, BOS Liaison |

- I. Call to Order, Roll Call
II. Correspondence
III. Updates January 2020 Budget Sheet
 2020 Proposed Zoning Amendments

IV. Unfinished Business: **Approve Minutes for October 18, 2019 Workshop & November 19, 2019**

V. Training Save the Date – 26th Annual Spring Planning & Zoning Conference
 May 30, 2020

VI. Hearings:

Reading of Public Notice

On February 4, 2020 notice was sent to abutters, published in the Tri-Town Times on February 6, 2020 and posted in the Town Hall and ZBA webpage on February 3, 2020.

NEW BUSINESS:

Hearings:

1. The request of James M. Lavelle on behalf of Jason D. Boucher
For a Variance
From Article 5, Section 5.3.5 Table 1 (Table of Dimensional Requirements)
To permit the creation of a lot with 100' of frontage on a Class V road where 290' are required

On the property known as Map/Lot 002-017-000, 7 East Derry Road in the R1 Zone.

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

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

Reading of 30-Day Notice

2. The request of Benchmark Engineering, Inc. on behalf of Jennifer Morin d/b/a Kerry's Dance Center
For a Variance
From Article 5, Section 5.3.4 prohibited uses in the R-1 zone
To permit the operation of a dance, yoga studio

On the property known as Map/Lot 006-014-000, 8 Deerwood Hollow in the R1 Zone.

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

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

Reading of 30-Day Notice

3. The request of Alisha Eckman
For a Variance
From Article 5, Section 5.3.4 prohibited uses in the R-1 zone
To permit the operation of art classes and such other adult education as the Board may deem appropriate at Nutting Hall

On the property known as Map 005-014-000, 66 Chester Street in the R1 Zone

Opened @ _____ Members Voting _____

7 Letters of Support have been received, six by students and one by an abutter.

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____

Conditions _____
Hearing Closed @ _____

Reading of 30-Day Notice

4. The request of 21st Century Development, Inc.
For Variances from Article 5, Section 3.5, 5.3.3 10F-G of the Ordinance to permit a common driveway to be within the side yard setback for each proposed lot, and for less than 100' of landscape buffer and infrastructure, Article 4.5.1.1 for number of parking spaces and from Article 4, Section 4.2.1 of the Ordinance to permit a single sign no greater than 30 square feet

On the property known as Map 002-070, 236 Haverhill Road in the R1 Zone

Opened @ _____ Members Voting _____ Recused: _____

Close Public / Deliberations @ _____

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

Reading of 30-Day Notice

5. The request of 21st Century Development, Inc.
For a Special Exception in accordance with Article 5, Section 3.3.10 of the Ordinance to permit an Assisted Living Residence

On the property known as Map 002-070, 236 Haverhill Road in the R1 Zone

Opened @ _____ Members Voting _____ Recused: _____

Close Public / Deliberations @ _____

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

Reading of 30-Day Notice

6. The request of Elizabeth B. Blanchard a/k/a Buchanan & Eugene L. Blanchard
For a Variance from Article 5, Section 5.7, Subsection 5.7.8 Table 2 of the Ordinance to create a driveway less than 75' setback from the edge of wetlands

On the property known as Map 002-063-001, 43 Hart Roberts Road in the R1 Zone

This application is complete. Applicant has withdrawn the design of the driveway which falls into the front setback, see letter.

A letter of support was received from an abutter.

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

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

Reading of 30-Day Notice