

ZBA Agenda
June 20, 2023

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

- | | |
|---------------------------------|---|
| 1) Billie Maloney, Chair | 4) Rick Snyder, Planning Board Liaison (<i>voting member</i>) |
| 2) Kevin Scott, Vice Chair | 5) William Gregsak |
| 3) Jack Cannon | 6) Jason Walsh, Alternate |

- I. Call to Order, Roll Call
- II. Minutes Approval of May 16, 2023 Minutes and May 31, 2023 Minutes
- III. Non-Public Session: 91-A:3(II)c)(e) if needed, reputation of someone other than a Board Member, Consider advice of legal counsel (if needed)/pending litigation.
- IV. Training
- V. Updates
 - Election of Officers
 - Trudeau
 - Financials
 - Advertising Costs
 - ADUs – annual proof of residency reporting
- VI. Correspondence
- VII. Public Hearings:

Reading of Public Notice. Posted 5/12/2023 Abutter's Noticed: 5/12/2023, Union Leader: 5/15/2023

1. The application of 192 Chester LLC

For variances from Article 5, Subsection 5.3.5, Table 1 (Table of Dimensional Requirements)

of the Ordinance to permit subdivision of Map/Lot 4-58, a 17.34-acre lot with 401' of frontage into two lots with short frontage: Map 4-58, will become a 2.08 acre lot with dwelling, and 245.7' of frontage where 290' are required; and Map 4-58-1 will become a 15.26 acre lot with existing sheds, with 209.33' of frontage, where 290' are required (pending approval of the subdivision by the Planning Board)

On the premises known as Map/Lot 004-058-000 and Map/Lot 004-058-001, 192 Chester Street, in the R-1 Residential zoning district

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

Reading of 30-Day Notice of Appeal

2. The application of Leon Joseph Surrette, Jr.

For variances from Article 5, Subsection 5.3.5, Table 1 (Table of Dimensional Requirements)

Of the Ordinance to permit the driveway to be 3' at its closest point and 15' at the furthest point from the easterly side property line where 25' are required

On the premises known as Map/Lot 009-021-003, 232 Fremont Road in the R-1 Residential zoning district

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

Reading of 30-Day Notice of Appeal

3. The application of Elizabeth S. Lufkin and Jesse J. Lufkin

For variances from Article 5, Subsection 5.3.5, Table 1 (Table of Dimensional Requirements) of the Ordinance to permit a 14'x20' deck with 75 SF stairway located 24' from the side property line where 25' are required; and from Article 5, Subsection 5.4.4, Table 1 (Impervious Surface) of the Ordinance to permit said deck and stairway to increase the impervious surface of the lot by 355 SF bringing the total impervious surface to 7,719 SF or 20.9% where 15% is allowed

On the premises known as Map/Lot 016-011, 39 Chester Street, in the R-1 Residential zoning district

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

Reading of 30-Day Notice of Appeal

4. The application of Seth W. Theokas and Dana A. Theokas

For Variances from Article 5, Subsection 5.3.5, Table 1 (Table of Dimensional Requirements)

Of the Ordinance to permit an 18’ round above-ground pool to be located 10.44’ from the side property line at its closest point where 25’ are required and 31.5’ from the front property line at its closest point where 40’ are required

On the premises known as Map/Lot 005-102-003, 9 Muskrat Circle, in the R-1 Residential zoning district

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

Reading of 30-Day Notice of Appeal

5. The application of Nicholas Tranquillo 2019 Revocable Trust

For a Variance from Article 5, Subsection 5.3.5, Table 1 (Table of Dimensional Requirements) and Article 4, Subsection 4.2.1 (expansion of a pre-existing, non-conforming use) of the Ordinance to permit a dining room addition 31.5’ from the front setback where 40’ are required

On the premises known as Map/Lot 012-003-000, 344 Lane Road, in the R-1 Residential zoning district

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

Reading of 30-Day Notice of Appeal