

ZBA Agenda
August 15, 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 June 20, 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

[The ZBA in NH - NH P&Z Conference Zoning Board Track on 04/29/2023 - YouTube](#)

- V. Updates
 - Trudeau
 - Bologna Plan (ADU) Mike Oleson Update
 - Financials
 - Rules of Procedure Edits: Advertising/Withdrawal
 - Appointment Times on PHN

- VI. Correspondence
 - Class VI Roads – Email from Jean Packard on Tranquillo Application (withdrawn)

- VII. Public Hearings:

Reading of Public Notice. Posted 7-3-23, Abutter's Noticed: 7-5-23, Derry News: 7-13-23

Please note that the order of the hearings is at the discretion of the Chair and the hearings may not be called in this order.

- 1. The application of Kevin M. Comeau and Paulena L. Lieske

For a Variance from Article 5, Section 5.3.5, Table 1 (Table of Dimensional Requirements) of the Ordinance to construct a 24'x36' garage to the right of the existing driveway 18' from the side setback where 25' are required.

On the premises known as Map/Lot 001-039-007, 27 Stonebridge Drive, 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 Bryan Walch and Erin A. Walch

For a Variance from Article 4, Section 4.2.1 (expansion of a prior non-conforming lot) of the Ordinance to permit construction of an 18'x27' addition on the right side of the existing dwelling (the existing dwelling being grandfathered 50' from the edge of wetlands on the left side where 75' are now required)

On the premises known as Map/Lot 013-034-008, 14 Holman Way, 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 Nicholas A. DiMauro and Ellen J. DiMauro

For a Variance from Article 5, Section 5.3.5, Table 1 (Table of Dimensional Requirements) of the Ordinance to permit a 12'x18' paved parking area to be located 3' from the front property line where 40' are required

On the premises known as Map/Lot 009-010-000, 378 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

- 4. The application of 192 Chester LLC

For a variance 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 455.03” of frontage into two lots, one with short frontage: Map 4-58, will become a 2.41 acre lot with dwelling, and 290.03’ of frontage where 290’ are required; and Map 4-58-1 will become a 14.93-acre lot with existing sheds, with 165’ 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, 192 Chester Street, and Map/Lot 004-058-001, 8 Old Chester Turnpike, 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 Wayne McBride and Antoinette McBride (Abutters 7-24-23, Derry News 7-27-23

For a Variance

from Article 5, Section 5.3.5, Table 1 (Table of Dimensional Requirements) of the Ordinance

to permit a 12’x20’ shed which is located 30’ from the front property line where 40’ are required

On the premises known as Map 009, Lot 081-025, 44 Pheasant Run Drive, 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