

TOWN OF NORTHWOOD
ZONING BOARD OF ADJUSTMENT

AGENDA
April 24, 2023
6:30 P.M.

To view this meeting on Live Stream, follow this link:

<https://livestream.com/accounts/28706232/events/8784532/player?width=640&height=360&enableInfoAndActivity=true&defaultDrawer=&autoplay=true&mute=false>

6:30 Call to Order

Election of Officers

Minutes:

3/27/2023

Continued Cases:

Case 23-06: Kenneth & Georgianne Elsen, 59 Lower Camp Rd. Map 125; Lot 57.

Applicants are seeking relief for the demolition of a seasonal dwelling and construction of a new seasonal dwelling within the existing footprint; frontage on two private roads, on an undersized lot of .33 acres, where 2 acres is required:

- A Variance from Article IV.B(1) Type of Frontage. This lot is on a private road.
- A Variance from Article IV.B.(2)(b), lot size. (Granted 2/27/23)

Case 23-05: Sharon & Michael Sirois, 8 Lufkin Dr. Map 223; Lot 4. Applicants seek relief to allow for the construction of a new dwelling within the setbacks:

- A Special Exception from Article VI.A(4)(a), structures within 20 ft. of a wetlands buffer/setback.
- A Variance from Article IV.B(4), structures within 10 feet of the setback, where 20 feet is required.

New Cases:

Case 23-10: Ledgewood Realty Trust, David Docko, Trustee, 1090 First NH Turnpike. Map 211; Lots 2, 14, 15, 16, 17 and Map 27; Lot 34, 36. Applicant seeks a Special Exception from Article VI, E, to allow quarry excavation within the Steep Slope Overlay District.

Case 23-11: Vincent Ruggieri, 43 Pine Street. Map 122; Lot 74. Applicant seeks relief to the following to allow a camper to be placed on a lot for a year-round, private campsite where permanent structures are not permitted:

- A variance from Article IV.B.(1)(b), Type of Frontage. This lot is on a private road.
- A variance from Article IV.B.(1)(c), Length of Frontage.
- A variance from Article IV.B.(2)(b), Lot Size.
- Article V.B.(5)(a)(7) No permanent structures.

CORRESPONDENCE

ADJOURNMENT

The agenda to include any other business that may properly come before the board at this time.