

TOWN OF NORTHWOOD
ZONING BOARD OF ADJUSTMENT
AGENDA
June 26, 2023
6:30 P.M.

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6:30 Call to Order

Minutes:

5/22/2023

Continued Cases:

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.

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.

New Cases:

Case 23-13: LSF, Inc., 273 Jenness Pond Road. Map 203; Lot 19. Applicant seeks relief to the following to allow the creation of a new lot with 103.97' of frontage where 150' is required:

- A variance from Article IV.B.(1)(c), Length of Frontage, as shown in Table IV-1.

Case 23-14: Brian Gardner, Richard Gardner Sr., & Nancy Gardner, 1451 First NH Turnpike. Map 108; Lot 1-1. Applicant seeks relief to the following: to not be required to install visual screening along a property line for a use not listed in Table V-1, which is a requirement for an unlisted use in V.C.(2):

- A variance from Article V.C.(2), as shown in Table V-1.

Case 23-15: Loren O'Neil, Upper Camp Road. Map 244 Lot 44. Applicant seeks relief to the following to build a single family residence on a lot that does not meet the lot size:

- A variance from Article IV.B.(2)(b), Lot Size. Lot has 1.8 acres, where 2 acres are required.

Case 23-16: Loren O'Neil, Upper Camp Road. Map 244 Lot 46. Applicant seeks relief to the following to build a single family residence on a lot that does not meet the lot size:

- A variance from Article IV.B.(2)(b), Lot Size. Lot has .67 acres, where 2 acres are required.

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OTHER/CORRESPONDENCE

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

ADJOURNMENT

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