

**TOWN OF NORTHWOOD**  
**ZONING BOARD OF ADJUSTMENT**

**AGENDA**

**September 21, 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**

**Minutes:**

8/17/2023

**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.

*Continued from March 27, 2023*

**Case 23-17: Michael Cowan and Maryann McDermott, Kramas Lane. Map 102; Lot 9.**

Applicants seek relief to the following to build a single family residence, on a private right of way where the lot size, frontage type and length, structure setbacks, and setbacks within the Wetlands Conservation Overlay District have not been met:

- A variance from Article IV.B.(1)(b), Type of Frontage. This lot is on a private road.
- A variance from Article IV.B.(2), Lot Size.
- A variance from Article IV.B.(4), Setbacks.
- A variance from Article IV.B.(1)(c), Length of Frontage.
- A special exception Article VI.A.(4), Setbacks, within the Wetlands Conservation Overlay District.

*Continued from August 17, 2023*

**Case 23-18: Christopher and Suzzanne Kopp, 28 Shore Drive. Map 122; Lot 41.**

Applicants seek a variance from Article IV.B.(4), Setbacks, to allow the placement of existing generator to be within the 10-foot building setbacks.

*Continued from August 17, 2023. Request received to continue to October 19.*

**Case 23-19: Donald & David Hughes, 7 North Lane. Map 108; Lot 43.2.** Applicants seeks the following relief to permit a deck (after the fact), within the 20-foot setback:

- A variance from Article IV.B.(4)(b), Setbacks.
- A special exception Article VI.A.(5)(b), Setbacks, within the Wetlands Conservation Overlay District.
- Appeal RSA 674:41 II
- A variance from Article IV.B.(4)(i), Certified Plot Plan – DENIED~7/17/23.

*Continued from August 17, 2023*

**New Cases:**

**Case 23-20: JC Builders-Marilyn & Jeffrey Cole, 721 First NH Turnpike. Map 222; Lot 41.**

Applicants seek a Special Exception from Article VI.A(5), structures (driveway) within wetlands buffer.

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**Case 23-21: LSF Inc., Richard Daniels, 273 Jenness pond Road. Map 203; Lot 19.**  
Applicant seeks a Special Exception from Article VI.A(5), structures (driveway) within wetlands buffer.

**OTHER/CORRESPONDENCE**

Rules of Procedures

2024 Budget

**ADJOURNMENT**

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