

TOWN OF NORTHWOOD
ZONING BOARD OF ADJUSTMENT

AGENDA

May 23, 2022

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:

April 25, 2022

CONTINUED CASES

CASE 22-7 Coe Brown Northwood Academy, 907 First NH Turnpike Map 217 Lot 1

Proposal to exceed the building height requirement in the zoning ordinance of 35' for Wiggin Hall (after the fact) and a new addition (proposed) that includes stairs and an elevator, all structures to be 38' or less.

- Variances from Article IV.B. (5) Structure Height. Structure heights shall not be greater than 35 feet, proposed structure is 38 feet.

NEW CASES:

CASE 22-8 Deborah Poehlman, 12 Burke Road Map 119 Lot 20. Applicant proposes to build an addition to their seasonal residence and is asking for the following relief:

- Appeal of RSA 674:41 II
- A variance from Article IV. B (1) Section (c) [1], Road Frontage. This lot only has 99.76 feet, where 150 feet is required.
- A variance from Article IV.B (1) Section (b)[2], Type of Frontage. This lot is on a private road.
- A variance from Article IV.B Section (4)(b) Setbacks. Structures shall be set back from property lines in conformance with the minimum setback requirements set forth in this section. Applicant is proposing to build an addition 10 feet from the lot line, where 20 feet is required.

CASE 22-9 Donald and David Hughes, 7 North Lane Map 108 Lot 42-9 and 90. Applicant proposes converting this seasonal residence to year-round and requests the following relief:

- Appeal of RSA 674:41 II Private Road
- A variance from Article IV.A Section VII.D(3) in order to permit the conversion of a camp to a year-round residence. The lot does not meet the requirements in the zoning ordinance for:
 - Article IV. B (1) Section (c) [1], Road Frontage. This lot only has 50 feet, where 150 feet is required.
 - Article IV.B (1) Section (b)[2], Type of Frontage. This lot is on a private road.
 - Article IV.A Section IV.B (2) Lot Size. Lot has .19 acres, where 2 acres are required.
- A variance from Article IV.A Section IV.B.(4) Setbacks. (septic) Structures shall be set back from property lines in conformance with the minimum setback requirements set forth in this section. The minimum setback is 20 feet.

CASE 22-10, Robin Harkins, 106 Main Street Map 216 Lot 57. Applicant is proposing to replace an existing septic system and requests the following relief:

- A variance from Article IV(B)(4)(b) Setbacks

CASE 22-11 Kevin Graue and Taylor Curtiss, 7 Faucher Lane Map 103 Lot 10. Applicant is proposing to replace the existing septic system with a new one, and requests the following relief:

- A variance from Article IV(B)(4)(b) Setbacks
- A variance from Article VII (C)(4) Non-Conforming Lots

INTERNAL BUSINESS

CORRESPONDENCE

ADJOURNMENT

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