

**Zoning Board of Adjustment  
Wednesday February 20, 2008  
7pm at Town Hall  
Meeting Agenda**

**Call to Order / Attendance**

**Review and Approve January 16, 2008 Meeting Minutes**

**Public Hearings**

**Case 2008-101:** A request has been made for a Special Exception under §133-28 F. The applicant, Skip Fern, on behalf of Gail T. Hayden, is proposing to construct a drive-thru facility for a retail commercial development. A Special Exception is required for drive-thru facilities in the Commercial District Regulations. The property is located at 1805 Old Concord Road (Map 1 Lot 619-A) in the Heavy Commercial (CH) District.

**Case 2008-102.** A request has been made for a Special Exception under §133-28 D. The applicant, Skip Fern, on behalf of Gail T. Hayden, is proposing to construct parking spaces and an access drive (drive-thru) closer than the required 10' from the property line/public ROW for a retail commercial development. A Special Exception is required for the reduction of the 10' setback in the Commercial District Regulations. The property is located at 1805 Old Concord Road (Map 1 Lot 619-A) in the Heavy Commercial (CH) District.

**Case 2008-103.** A request has been made for an Area Variance from §133-40 an Area Variance from §133-22 E. The applicants, Irish and Terry Burnett, are proposing to convert an existing barn into 2 apartments, thus creating the permitted use of a home rental of up to 2 apartments. The Area Variances are required because the lot is 23,086 sqft when 30,000 sqft is required (§133-40) and the existing barn setback varies from 4.5-9.5 feet where 30 feet is required (§133-22E). The property is located at 83 Hall Avenue in the Village Proper (RV) District.

No new business will be taken up after 10pm unless agreed to by the Zoning Board of Adjustment. Any remaining items will be placed on the agenda for the next regular Zoning Board of Adjustment meeting. Information pertaining to any item on the agenda is available for public review by contacting the Town Planner at Town Hall during normal business hours or by calling for information at 428-3221.

## **Proposed Revised ZBA Rules of Procedure**

### **Proposed Revised ZBA Applications**

1. Appeal from Administrative Decision
2. Special Exception
3. Equitable Waiver of Dimensional Requirements
4. Area Variance
5. Use Variance

### **Correspondence**

1. ZBA Application Fees
2. 2008 Town Meeting Zoning Ordinance Ballot Questions
3. Workshops
  - a. NH DOT US202/NH9 Informational meeting
  - b. CNHRPC Sustainable Landscape Workshop
  - c. UNH Coop Extension NH Current Use Tax Rules

### **Adjourn**

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