



Town of Salem, New Hampshire

Community Development Department
Planning Division

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ZONING BOARD OF ADJUSTMENT AGENDA FOR JANUARY 3, 2023 - 7:00pm **KNIGHTLY MEETING ROOM, TOWN HALL**

ROLL CALL:

Bonnie Wright, Chair _____

Edward Huminick, Vice-Chair _____

Bernard Campbell, Secretary _____

Claire Karibian, _____

Kellie Annicelli, _____

David Bruce, Alt. _____

Jeff Hatch, Alt. _____

Olga Guza, Alt. _____

George D. Perry, Alt. _____

Dionne Garon, Alt. _____

REVIEW OF MINUTES

1. December 6, 2022 – Regular Meeting

PUBLIC HEARINGS

Petition #01-2023-00001

Map 144, Lot 207

242 LAWRENCE ROAD

242 Lawrence Road Condominium, LLC hereby requests a VARIANCE from Article III, Section 490-301 (B) & (C) and asks that said terms of the Zoning Ordinance be waived to permit subdivision of existing 17-acre lot with existing four (4) family structure (permitted by variance) creating new vacant lot of 1.51 acres with the remainder parcel of 15.73 acres in the Residential District.

Petition #02-2023-00002

Map 108, Lot 730

133 SOUTH BROADWAY

Nouria Energy Retail, Inc. hereby requests a VARIANCE from Article VII, Section 490-501C (1)(a) and asks that said terms of the Zoning Ordinance be waived to permit construction of a replacement gas station and convenience store on a lot with an existing lot coverage of 71.6% and proposed lot coverage of 82.0%, where a maximum of 70% lot coverage is allowed in the Commercial-Industrial C District.

Petition #03-2023-00003

Map 5, Lot 5935

36 ERMER ROAD

RGA Land Holdings hereby requests a VARIANCE from Article IV, Section 490-402E(2)(a) and asks that said terms of the Zoning Ordinance be waived to permit a driveway width of 86 ft. at the right-of-way line, where the maximum allowed width is 36 ft. in the Limited Community Shopping Village District.

ZONING BOARD MATTERS

1. Correspondence

2. Other

Note: No new agenda items will be heard after 10:30 PM. If necessary, the Board will recess to another date to take up the remainder of the agenda.