



Town of Salem, New Hampshire
 Community Development Department-Planning Division
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***Revised**

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

ROLL CALL:

Bonnie Wright, Chair _____	Claire Karibian, _____	Olga Guza, Alt. _____
Edward Huminick, Vice-Chair _____	Kellie Annicelli, _____	George D. Perry, Alt. _____
Bernard Campbell, Secretary _____	David Bruce, Alt. _____	Dionne Garon, Alt. _____
	Jeff Hatch, Alt. _____	

REVIEW OF MINUTES

1. January 3, 2023 – Regular Meeting

PUBLIC HEARINGS

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. This petition was continued at the January 3, 2023 meeting.

Petition #02-2023-00004 **Map 34, Lot 5212** **266 SHORE DRIVE**

Armano Realty Investments, Inc. hereby requests a VARIANCE from Article III, Section 490-303C (1), and asks that said terms of the Zoning Ordinance be waived to permit the re-subdivision and lot line adjustments involving five (5) lots, and to permit construction of single-family homes on three (3) lots (all currently vacant) as follows: Map 34, Lot 5212, having frontage of 74.95 ft., a lot size of 39,519 sq. ft., and a lot width of 77 ft. at the building line. Map 34, Lot 5213, having frontage of 71.60 ft., a lot size of 53,636 sq. ft. and a lot width of 71.0 ft. at the building line. Map 33, Lot 5217, having frontage of 40 ft. +/-, where lot sizes of 44,500 sq. ft. (by soils), frontage of 100 ft. on a public way, and 100 ft. width at the building line is required in the Recreational District (and 2 acres in lot size in Rural District - Lots 5212 and 5213 have Rural Portions).

Petition #03-2023-00005 **Map 79, Lot 4451** **27 LAKE SHORE ROAD**

Elliott Jr. & Ann Fair hereby request a VARIANCE from Article III, Section 490-301C (1), and asks that said terms of the Zoning Ordinance be waived to permit the construction of a new dwelling on a lot with 17,270 sq. ft. lot size, 64.72 ft. frontage, 68.05 ft. lot width at the building line, 7.0 ft. setback from the right side lot line, 9.9 ft. setback from left side lot line to the stairs and 14.8 ft. setback from the left side lot line to the dwelling, where a minimum of 35,500 sq. ft. lot size by soils, 150 ft. frontage, 100 ft. lot width at the building line and 15 ft. side setbacks are required in the Residential District.

Petition #04-2023-00006 **Map 45, Lot 3531** **370 NORTH BROADWAY**

Sfeir Realty hereby requests a VARIANCE from Articles V & VII, Sections 490-501C(3)(c) & 490-701C (2)(b), and asks that said terms of the Zoning Ordinance be waived to permit the construction of pavement 10 ft., at the nearest point, from the North Broadway right-of-way **and two access walks for a total impact of 3,961 sq. ft.*, where no pavement is permitted within 25 ft. of the North Broadway right-of-way, and to reduce the landscape buffer to 0 feet,

at the nearest point, from the perimeter of a parking lot for more than 50 vehicles, for a total reduction of 354 sq. ft., where a 10 ft. landscape buffer is required in the Commercial-Industrial B.

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.