



Town of Salem, New Hampshire

Community Development Department, Planning Division

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ZONING BOARD OF ADJUSTMENT AGENDA FOR APRIL 4, 2023 - 7:00pm

KNIGHTLY MEETING ROOM, TOWN HALL

ROLL CALL:

Bonnie Wright, Chair _____

Edward Huminick, Vice-Chair _____

Claire Karibian _____

Jeffrey Hatch, _____

Kellie Annicelli, _____

David Bruce, Alt. _____

vacant, Alt. _____

Olga Guza, Alt. _____

vacant, Alt. _____

Dionne Garon, Alt. _____

Appointment of Alternate

Election of Officers

REVIEW OF MINUTES

1. March 7, 2023– Regular Meeting

PUBLIC HEARINGS

Petition #02-2023-00008

Map 106, Lot 12602

21 KEEWAYDIN DRIVE

Brooks Properties hereby requests a VARIANCE from Article VI, Section 490-702E (1) & (2), and asks that said terms of the Zoning Ordinance be waived to permit the addition of an electronic changeable copy sign to an existing freestanding sign to serve all the buildings within Brookside Park on Keewaydin Drive, where electronic changeable copy signs and off-site signs are prohibited in the Commercial-Industrial District. This petition was continued from the March 7, 2023 meeting.

Petition #01-2023-00010

Map 151, Lot 183

5 HAMPSHIRE STREET

AMV Auto LLC hereby requests a VARIANCE from Article V, Section 490-501C(4)(B), and asks that said terms of the Zoning Ordinance be waived to permit a used car dealership within 10 ft. from two other used car dealerships, where a minimum of 2,000 ft. between used car dealerships is required in the Commercial-Industrial C District.

Petition #02-2023-00011

Map 34, Lot 5210

301 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 construction of a new year-round 2-bedroom dwelling on a lot with 6,595 sq. ft. lot size, 46.92 ft. frontage, 47.74 ft. lot width at the building line, 10.2 ft. setback from the right and left side lot lines, where a minimum of 35,500 sq. ft. lot size by soils, 105 ft. frontage, 100 ft. lot width at the building line and 15. ft. side setbacks are required in the Recreational District.

Petition #03-2023-00012

Map 66, Lot 2699

79 MILLVILLE CIRCLE

Brian & Melanie Souza hereby requests a VARIANCE from Article VIII, Section 490-804, and asks that said terms of the Zoning Ordinance be waived to permit the construction of a proposed addition on an existing dwelling to be 47.9 ft. to the high-water mark, and an existing shed to be 2.3 ft. from the right side lot line, where a minimum 50 ft. setback to the high-water mark and 15 ft. side setback is required in the Residential District.

Petition #04-2023-00013

Map 89, Lot 1134

42 MAIN STREET

Hebb Realty LLC hereby requests a VARIANCE from Article IV, Section 490-401C (1), and asks that said terms of the Zoning Ordinance be waived to permit razing an existing 34' X 46' garage and build a new 60' X 50' garage, styled to match funeral home. Garage to be within 3.8 ft. of the rear lot line, where a minimum of 30 ft. is required in the Business Office 1 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.