



Town of Salem, New Hampshire

Community Development Department

Planning Division

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ZONING BOARD OF ADJUSTMENT AGENDA FOR MAY 2, 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. _____

Olga Guza, Alt. _____

Dionne Garon, Alt. _____

REVIEW OF MINUTES

1. April 4, 2023– Regular Meeting

PUBLIC HEARINGS

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. This petition was continued from the April 4, 2023 meeting.

Petition #01-2023-00014

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 the raze of an existing 34' x 46' garage and build a new 60' x 50' garage styled to match funeral home. Garage to be within 9.7 ft. of the rear lot line, where 30 ft. is required, and 9.7 ft. to the side lot line, where 15' is required in the Business Office 1 District.

Petition #02-2023-00015

Map 147, Lot 13011

CRANBERRY CIRCLE

Ten Harris Road LLC hereby requests a VARIANCE from Article III, Section 490-302C (1), and asks that said terms of the Zoning Ordinance be waived to permit construction of a single family home with an ADU on a lot with 0 ft. of frontage and accessed thru a ROW out to Nugget Hill Road, where 170 ft. of frontage (150 ft. of frontage for the single family home and 20 ft. of frontage for the ADU) is required on an accepted municipal street in the Rural District.

Petition #03-2023-00016

Map 88, Lot 9921

9 RED ROOF LANE

Exit Two East Realty Corporation hereby requests a VARIANCE from Article II, Section 490-202, Article III, Section 490-301C (1), Article V, Section 490-501C (1)(a), and Article VII, Section 490-701C (2)(b), and asks that said terms of the Zoning Ordinance be waived to permit the existing building at 9 Red Roof Lane to be 19.3' (side) and 12.6' (rear) from property lines, where 20' is required in the Commercial Industrial District; to allow the existing building at 11 Red Roof Lane to be 13.2' (side) and 15.4' (side) and 20.7' (rear) within the Commercial Industrial B District, where 20' setbacks are required; and where 30' rear setback is required in the Residential District. Additionally, to allow the existing parking lot to have 0' right side setback at 9 and 11 Red Roof Lane, and 0' northerly side setback at 11 Red Roof Lane, and 0' left side setback and 5.3' setback at rear lot line at 13 Red Roof Lane, where a 10' buffer along the perimeter is required in the Commercial Industrial B 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.