



Town of Salem, New Hampshire

Community Development Department
Planning Division

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ZONING BOARD OF ADJUSTMENT AGENDA FOR JUNE 6, 2023 - 7:00pm **KNIGHTLY MEETING ROOM, TOWN HALL**

ROLL CALL:

Vacant, Chair _____

Edward Huminick, Vice-Chair _____

Claire Karibian, _____

Jeffrey Hatch, _____

Kellie Annicelli, _____

David Bruce, Alt. _____

Dionne Garon, Alt. _____

6:45pm–Interview for Alternate

REVIEW OF MINUTES

1. May 2, 2023– Regular Meeting

PUBLIC HEARINGS

Petition #01-2023-00017

Map 89, Lot 1170

2 NORTH BROADWAY

Michael J. Banks hereby requests an Appeal from an Administrative Decision in relation to Article V, Section 490-501A of the Zoning Ordinance. The applicant did not sustain its burden to show that the property was lawfully pre-existing/non-conforming for the redevelopment of a Gas Station/Coffee Shop.

Petition #02-2023-00018

Map 70, Lot 4473

71 LAKE SHORE ROAD

Erica M. Johnson (Vaters) hereby requests 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 detached garage to be within 8 ft. of the right side lot line, where a minimum of 15 ft. is required in the Residential District.

Petition #03-2023-00019

Map 27, Lot 5051

175 SHORE DRIVE

Thomas Duke 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 bulkhead on an existing dwelling to be 4.9 ft. to the left side lot line, where a minimum of 15 ft. is required in the Recreational District.

Petition #04-2023-00020

Map 21, Lot 4859

29 HENRY TAYLOR STREET

Thomas Beauregard & Joan Borges hereby request a VARIANCE from Article III, Section 490-303C (1), and ask that said terms of the Zoning Ordinance be waived to permit an existing seasonal dwelling to be converted to a year-round dwelling on a lot having 5,000 S.F., 50 ft. of frontage, a lot width of 50 ft. and a side setback of 13.7 ft., where a minimum of 35,500 S.F. lot size by soils, 100 ft. of frontage, a lot width of 100 ft. and 15 ft. side setback is required in the Recreational District.

Petition #05-2023-00021

Map 130, Lot 460

38 THERESA AVENUE

John Cannatella hereby requests 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 front stairs on an existing dwelling (under construction) 24.3 ft. from the front setback line, where a minimum of 30 ft. is required in the Residential District.

Petition #06-2023-00022

Map 105, Lot 7779

51 PELHAM ROAD

Casella Waste Management of Massachusetts, Inc. hereby requests a VARIANCE from Article III, Section 490-

302B (1), and asks that said terms of the Zoning Ordinance be waived to permit the storage of commercial vehicles (12 spaces) at the parcel area adjacent to Pelham Road and the common access drive. Employee parking was originally approved by the Planning Board on October 11, 2012, where commercial uses and the storage of commercial vehicles is not permitted in the Rural District.

Petition #07-2023-00023

Map 105, Lot 7777

53 PELHAM ROAD

Casella Waste Management of Massachusetts, Inc. hereby requests a VARIANCE from Article III, Section 490-302C (1), and asks that said terms of the Zoning Ordinance be waived to permit the storage of commercial vehicles and a 4,000 SF addition to an existing 10,000 SF maintenance garage and office building allowed by variance, granted on October 7, 1986, where commercial uses and the storage of commercial vehicles is not permitted in the Rural 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.