



# Town of Salem, New Hampshire

Community Development Department  
Planning Division

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

### **ROLL CALL:**

Edward Huminick, Chair \_\_\_\_\_

Jeff Hatch, Vice-Chair \_\_\_\_\_

Kelly Annicelli, Secretary \_\_\_\_\_

Dionne Garon, \_\_\_\_\_

Claire Karibian, \_\_\_\_\_

David Bruce, Alt. \_\_\_\_\_

Daniel Guild, Alt. \_\_\_\_\_

Brian Thornock, Alt. \_\_\_\_\_

### **REVIEW OF MINUTES**

1. June 6, 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 #01-2023-00024**

**Map 70, Lot 4459**

**43 LAKE SHORE ROAD**

Rex Norman & Cheri Maw hereby request a VARIANCE from Article VIII, Section 490-804 and Article III, Section 490-301C (1), and ask that said terms of the Zoning Ordinance be waived to permit the construction of a wood frame open deck attached to an existing dwelling to be set back 17 ft. from the high water mark of Canobie Lake, where 50 ft. is required; and also set back 17 ft. from the rear lot line, where 50 ft. is required, and steps 5 ft. from the left side lot line, where a minimum of 15 ft. is required in the Residential District.

**Petition #02-2023-00025**

**Map 24, Lot 10937**

**55 ATKINSON ROAD**

Robert J. Hollins, Trustee & Susan Beeman-Hollins, Trustee hereby request a VARIANCE from Article III, Section 490-302C (1), and ask that said terms of the Zoning Ordinance be waived to permit an addition to an existing freestanding garage to within 27 ft. of the front lot line, where a minimum of 30 ft. is required 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.