



# Town of Salem, New Hampshire

Community Development Department

Planning Division

33 Geremonty Drive, Salem, New Hampshire 03079

(603) 890-2080 - Fax (603) 898-1223

e-mail: [jlafontaine@salemnh.gov](mailto:jlafontaine@salemnh.gov)

## **ZONING BOARD OF ADJUSTMENT AGENDA FOR JANUARY 6, 2026 - 7:00PM** **KNIGHTLY MEETING ROOM, TOWN HALL**

### **ROLL CALL:**

Edward Huminick, Chair \_\_\_\_\_  
Dionne Garon, Vice-Chair \_\_\_\_\_  
Elaine Cottrell, Secretary \_\_\_\_\_

Daniel Guild \_\_\_\_\_  
Claire Karibian \_\_\_\_\_  
David Bruce, Alt. \_\_\_\_\_  
Michael Smith, Alt. \_\_\_\_\_

Sylvia das Chagas, Alt \_\_\_\_\_  
Anthony Conte, Alt \_\_\_\_\_  
Matthew Palmer, Alt \_\_\_\_\_

### **REVIEW OF MINUTES**

1. December 11, 2025 – Regular Meeting

### **PUBLIC HEARINGS**

**Petition #01-2025-00044**

**Map 55, Lot 6805**

**14 SAMOSET DRIVE**

JAMES MENIATES JR & GAIL E MENIATES 2019 TRUST hereby requests a VARIANCE from Article III, Section 490-302C (1) of the Zoning Ordinance to permit the construction of an accessory dwelling unit with a 22 foot right side setback where 30 feet is required in the Rural District.

**Petition #03-2025-00046**

**Map 55, Lot 6762**

**18 SAMOSET DRIVE**

JOHN & DEANA DELVECCHIO hereby request a VARIANCE from Article VIII, Section 490-801C (4) and asks that said terms of the Zoning Ordinance be waived to permit expansion of the floor space of an existing 750 SF ADU to add a second floor that will result in a total floor space for the ADU of 1,806 SF, where 950 SF is the maximum allowed by the ordinance.

**Petition #03-2026-00001**

**Map 90, Lot 1288**

**175 MAIN STREET**

ROBERT A. SALEMI, TRUSTEE hereby requests a VARIANCE from Article IV, Section 490-401(C)(1) of the Zoning Ordinance to permit the existing two-family structure to remain on a lot having 163.05 feet of frontage, where 190 feet is required in the Business Office I District.

**Petition #04-2026-00002**

**Map 108, Lots 12501, 12657**

**24 VIA TOSCANA, ARTISAN DR.,  
SOUTH VILLAGE DR.**

TUSCAN VILLAGE MASTER DEVELOPMENT, LLC hereby requests a VARIANCE from Article VII, Section 490-702(E)(2) of the Zoning Ordinance to permit two off-site, freestanding monument signs in the parking and access areas (Map 108, Lot 12501), for the tenant (Whole Foods) located on the adjacent lot (Map 108, Lot 12657), where offsite signage is not allowed in the Commercial Industrial C District. I

### **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.