AGENDA

I. APPROVAL OF MINUTES
   A) May 17, 2016
   B) May 24, 2016

II. OLD BUSINESS
   A) Request for Rehearing regarding property located at 150 Route One By-Pass.

III. PUBLIC HEARINGS – OLD BUSINESS

A) Case #4-13 THERE IS A REQUEST TO WITHDRAW THIS PETITION
   Petitioners: Blueberry Lafayette Investors LLC & Edward Walsh, owners, William P. Walsh, applicant
   Property: 3605 (3607) Lafayette Road
   Assessor Plan 298, Lot 2
   Zoning District: Gateway & Rural
   Description: Motor vehicle repair
   Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Special Exception under Section 10.440, Use #11.20 to allow a motor vehicle repair use in a district where the use is allowed only by Special Exception.
   2. A Variance from Section 10.1111 to allow a change in use that does not meet the requirements for off-street parking.
   3. A Variance from Section 10.843.12 to allow more than two 40’ wide curb cuts or access or egress points on each abutting street.
   4. A Variance from Section 10.843.21 to allow areas for parking, outdoor storage and outdoor display of vehicles or equipment to be set back less than 40 feet from the street right-of-way.

B) Case #4-9 THERE IS A REQUEST TO POSTPONE THIS PETITION
   Petitioner: Michael De La Cruz
   Property: 75 Congress Street (63 Congress Street)
   Assessor Plan 117, Lot 5
   Zoning District: Character District 5, Downtown Overlay District
Description: Construct five residential use dormers and one office use dormer, with walkways and decks. Restore pediments.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, enlarged or structurally altered without conforming to the Ordinance.

2. A Variance from Section 10.5A43.31 and Section 10.5A21.22 to allow the following building heights where the maximum building heights allowed per Map 10.5A21B are 40’ for a 2-3 stories height requirement area and 45’ for a 2-3 stories (short 4th) height requirement area:
   a. 62’11” for the proposed pediments
   b. 64’6” for the proposed office dormer, and
   c. 60’5” for the proposed residential dormers

(This petition has been revised since its initial publication, with the changes indicated in italics. The revised petition was postponed for additional information at the June meeting)

IV PUBLIC HEARINGS – NEW BUSINESS

1) Case #6-1
   Petitioners: Colette TM Foley Revocable Trust, John D. & Colette TM Foley, Trustees
   Property: 25 Lafayette Road
   Assessor Plan 152, Lot 3
   Zoning District: General Residence A
   Description: Raising chickens.
   Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440, Use #17.20 to allow the keeping of chickens where this use is not allowed.

2) Case #6-2
   Petitioner: 30 Maplewood LLC
   Property: 30-46 Maplewood Avenue
   Assessor Plan 125, Lot 2
   Zoning District: Character District 4, Downtown Overlay District
   Description: Continue parking use on subdivided lot.
   Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance under Section 10.440 to allow a surface parking lot as a principal use where such use is not allowed.
   2. A Variance from Section 10.5A44 to allow a parking lot that does not comply with the requirements of the Ordinance.

3) Case #6-3
   Petitioners: Jason Combs & Meghan Rose J. Parks
   Property: 834 Middle Road
   Assessor Plan 232, Lot 55
   Zoning District: Single Residence B
Description: Construct new single-family home.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from Section 10.516.10 to allow a secondary front yard setback of 12.8’± where 17.7’ is required.
3. A Variance from Section 10.521 to allow a rear yard setback of 22’± where 30’ is required.

4) Case #6-4
Petitioners: Marc G. Goulet, owner, Stephanie A. Lane, applicant
Property: 4 Melbourne Street
Assessor Plan 233, Lot 18
Zoning District: Single Residence B
Description: Allow massage therapy use as a Home Occupation.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Special Exception under Section 10.440, Use 19.22 to allow a Home Occupation II in a district where it is allowed by special Exception.

5) Case #6-5
Petitioners: Linda & John Leland
Property: 26 Thaxter Road
Assessor Plan 166, Lot 37
Zoning District: Single Residence B
Description: Covered front porch/entryway.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from Section 10.521 to allow an 18’± front yard setback where 30’ is required.
3. A Variance from Section 10.521 to allow 31.39%± building coverage where 20% is the maximum allowed.

6) Case #6-6
Petitioners: Cristin Pugliese
Property: 5 Buckminster Way
Assessor Plan 282, Lot 6-23
Zoning District: Single Residence A
Description: Rental of a single family residence.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance under Section 10.440 to allow a two family dwelling where only a single family dwelling is permitted.
2. A Variance from Section 10.521 to allow a 21,997.8± s.f. lot area per dwelling unit where 43,560 s.f. (1 acre) is required.
7) Case #6-7
   Petitioner: Richard P. Fusegni
   Property: 201 Kearsarge Way
   Assessor Plan 218, Lot 5
   Zoning District: Single Residence B
   Description: Construct home on one lot of a three-lot subdivision.
   Requests: The Variances and/or Special Exceptions necessary to grant the
   required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.521 to allow a front yard setback of 15’±
      where 30’ is required.

8) Case #6-8
   Petitioners: Sarnia Properties, Inc., owner, Q, LLC, applicant
   Property: 4 Cutts Street #3 (933 Route One By-Pass)
   Assessor Plan 142, Lot 37
   Zoning District: Business
   Description: Design and engineering of firearms, silencers and related accessories
   to the sporting and defense industries.
   Requests: The Variances and/or Special Exceptions necessary to grant the
   required relief from the Zoning Ordinance, including the following:
   1. A Variance under Section 10.440 to allow a light industry use in a
district where this use is not allowed.
   2. A Variance from Section 10.1112.30 to allow 84 parking spaces
      where 103 parking spaces are required.

9) Case #6-9
   Petitioners: Clipper Traders, LLC, owner, Great Rhythm Brewing Company,
   applicant.
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Brewery with tasting room and outdoor area.
   Requests: The Variances and/or Special Exceptions necessary to grant the
   required relief from the Zoning Ordinance, including the following:
   1. Amend previously granted variance to allow a brewery use with an
      800± s.f. tasting area and adjoining outdoor tasting area.

10) Case #6-10
    Petitioner: Timothy R. Connolly
    Property: 195 Hillside Drive
    Assessor Plan 231, Lot 17
    Zoning District: Single Residence B
    Description: Addition over existing garage.
    Requests: The Variances and/or Special Exceptions necessary to grant the
    required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.321 to allow a nonconforming building
       or structure to be extended, enlarged or structurally altered except in
       conformity with the Ordinance.
    2. A Variance from Section 10.521 to allow a 7’± left side yard setback
       where 10’ is required.
11) Case #6-11

   Petitioner:  Jeremy N. Mard
   Property:  21 Dearborn Street
   Assessor Plan 140, Lot 5
   Zoning District: General Residence A
   Description:  Install rear condenser.
   Requests:  The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

   1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, enlarged or structurally altered except in conformity with the Ordinance.
   2. A Variance from Section 10.521 to allow a 0’± right side yard setback where 10’ is required.

V. OTHER BUSINESS

VI. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you need assistance to attend a meeting, please contact the Human Resources Department at 610-7274.