I. APPROVAL OF MINUTES
A) July 19, 2016

II. OLD BUSINESS
A) Request for Rehearing regarding 2219 Lafayette Road.

III. OLD BUSINESS - PUBLIC HEARINGS
4) Case #7-4
Petitioners: Thunderbolt Realty Trust of 2011 c/o Alison Jewett
Property: 17 Gardner Street
Assessor Plan 103, Lot 14
Zoning District: General Residence B
Description: Reconstruct rear additions.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
2. Variances from Section 10.521 to allow the following:
   a) A front yard setback of 4'10" ± where 5’ is required;
   b) A left side yard setback of 1” ± where 10’ is required;
   c) A rear yard setback of 9’2” ± where 25’ is required; and
   d) Building coverage of 40.2%± where 30% is the maximum allowed.

IV. PUBLIC HEARINGS – NEW BUSINESS
1) Case #8-1
Petitioners: Liva-Blaisdell Family Revocable Trust of 2016, Liva F. J. & Blaisdell B.L., Co-Trustees
Property: 71 Baycliff Road
Assessor Plan 207, Lot 46
Zoning District: Single Residence B
Description: Replace and expand front deck and stairs.
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, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from Section 10.521 to allow a 27.79’± front yard setback where 30’ is required and a 7.84’± right side yard setback where 10’ is required.

2) Case #8-2
Petitioners: Frederic & Priscilla Roue
Property: 14 Harding Road
Assessor Plan 247, Lot 10
Zoning District: Single Residence B
Description: Replace rear deck.
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 21.33%± building coverage where 20% is the maximum allowed.

3) Case #8-3
Petitioners: Abigail Kell Sutcliffe, owner, Fred Kell, applicant
Property: 12 Woodbury Avenue
Assessor Plan 163, Lot 9
Zoning District: General Residence A
Description: Add rear porch.
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, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from Section 10.521 to allow 55.94%± building coverage where 25% is the maximum allowed.

4) Case #8-4
Petitioner: Public Service Company of NH
Property: 280 & 300 Gosling Road
Assessor Plan 214, Lots 2 & 3
Zoning District: Waterfront Industrial & Office Research
Description: Lot line revision affecting setbacks and frontage.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
Lot #1 (214/2)
1. A Variance from Section 10.531 to allow 134.95’± continuous street frontage where 200’ is required.
2. A Variance from Section 10.573.20 to allow right side yard setbacks of 3’± for accessory structures.

Lot #2 (214/3)
3. A Variance from Section 10.573.20 to allow left side yard setbacks of 0’± to 50’± for accessory structures.

5) Case #8-5
Petitioners: Carol I. Cooper, owner & Lorax Sustainable Development, LLC, applicant
Property: 996 Maplewood Avenue
Assessor Plan 219, Lot 4
Zoning District: Single Residence B
Description: Construct three free-standing dwellings.
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 10.513 to allow more than one free-standing dwelling on a lot.

6) Case #8-6
Petitioners: Andrew F. & Jennifer B. Cotrupi
Property: 137 Wibird Street
Assessor Plan: 134, Lot 48
Zoning District: General Residence A
Description: Subdivide one lot into two.
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 proposed Parcel B to have 58.85’± of continuous street frontage where 100’ is required.
   2. A Variance under Section 10.440 to allow proposed Parcel B to contain an accessory structure as a principal use.

7) Case #8-7
Petitioner: Old Tex Mex, LLC
Property: 3510 Lafayette Road
Assessor Plan 297, Lot 8
Zoning District: Gateway
Description: Convert existing structure into twenty-five residential dwelling units.
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 # 1.43 to allow a 25-unit multifamily dwelling where such is not allowed.
8) Case #8-8
Petitioners: James C. Lucy Revocable Living Trust, James C. & Kimberley A. Lucy, Trustees
Property: 127 & 137 High Street
Assessor Plan: Map 118, Lots 20 & 21
Zoning District: CD4-L1 and Downtown Overlay Districts
Description: Construct two-family dwelling unit with parking underneath.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Sections 10.5A41.10A & 10.5A43.31 to allow a three-story building where up to a two-story building is the maximum permitted.
2. Variances from Section 10.5A11.10A to allow the following:
   (a) A minimum lot area per dwelling unit of 1,200± s.f. where 3,000 s.f. is required.
   (b) A duplex building type where duplexes are not permitted in the Downtown Overlay District.
   (c) The minimum ground story to be 8’8”± in height where 11’ is required.
3. A Variance from Section 10.1114.20 to allow a 20’± maneuvering aisle where 24’ 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.