AGENDA

*Note: this meeting was reconvened from the regular meeting held on May 21, 2018.

I. PUBLIC HEARINGS – NEW BUSINESS

1) Case 5-8
Petitioners: 75 NH Ave LLC and Two International Construction Co., LLC, applicant
Property: 85 New Hampshire Avenue
Assessor Plan: Map 306, Lot 3
District: (Pease) Airport Business Commercial
Description: Signage.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Pease Development Ordinance including the following variance:

a) from Section 306.01(d) to allow aggregate signage of 256.75± s.f. where 200 s.f. is the maximum aggregate allowed.

2) Case 5-9
Petitioners: Lonza Biologics, Inc.
Property: 101 International Drive
Assessor Plan: Map 305, Lot 6
District: (Pease) Airport Business Commercial District
Description: add two new generators, above ground storage tanks, a transformer pad, and gear/switch enclosure.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Pease Development Ordinance including the following variances:

a) from Section 308.02(c) to allow above ground storage tanks (AST) exceeding 2,000 gallons per facility.
3) Case 5-10
Petitioners: Weeks Realty Trust, Kaley E. Weeks, Trustee and Chad Carter, owners and Tuck Realty Corporation, applicant
Property: 3110 Lafayette Road and 65 Ocean Road
Assessor Plan: Map 292, Lots 151-1, 151-2 and 153
District: Single Residence B
Description: Construct 23 townhouses on three merged lots.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:
   a) from Section 10.513 to allow more than one dwelling per lot;
   b) from Section 10.521 to allow a lot area per dwelling unit of 4,205± s.f. where 15,000 s.f. is required; and
   c) from Section 10.440, Use #1.40 to allow townhouses in a district where they are not permitted.

4) Case 5-11
Petitioners: Michael R. & Denise Todd
Property: 254 South Street
Assessor Plan: Map 124, Lot 9
District: Single Residence B and the Historic District
Description: Install A/C unit.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:
   a) a variance from Section 10.521 to allow a 6.5’± left side yard where 10’ is required.

5) Case 5-12
Petitioner: PNF Trust of 2013, Peter N. Floros, Trustee
Property: 266 -278 State Street
Assessor Plan: Map 107, Lots 78, 79 & 80
District: Character District 4, the Downtown Overlay District and the Historic District
Description: Construct mixed use three story building with penthouse.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:
   a) from Section 10.5A43.31 to allow a 55’ height where 45’ is the maximum allowed for 2-3 stories (short 4th);
   b) to allow a structure to be designated as a penthouse without meeting the 15’ setback from the edge of the roof as outlined in the definition of a penthouse;
   c) from Section 10.5A41.10C to allow 93% building coverage where 90% is the maximum allowed and a 3’ rear setback from the lot line at the center building where 5’ is the minimum required.
6) Case 5-13
Petitioners: 2219 Lafayette Road LLC
Property: 2219 Lafayette Road
Assessor Plan: Map 272, Lot 1
District: Single Residence A and Gateway Neighborhood Mixed Use Corridor (G1)
Description: Parking space size and location.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:
   a) from Section 10.1113.20 to allow parking between a principal building and a street;
   b) from Section 10.1114.21 to allow 8.5’ x 18’ parking spaces where 8.5’ x 19’ spaces are required.

II. OTHER BUSINESS

III. ADJOURNMENT