



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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ZONING BOARD OF ADJUSTMENT

PUBLIC HEARING NOTICE

MARCH 28, 2017

7:30 pm @ Community Development Department

Lot 25-G-145 Case # 4-2017

Applicant – Edward N. Herbert Assoc., Inc.

Owner - The Carpenter Family Rev. Trust

Location – 35 Emerson Road

Zoning District – Residential A & WWPD

Variance Relief is requested from **Section 702, App. A-1** to allow the construction of a new home that will have a 2,464 sf. pad on a pre-existing non-conforming lot of record that contains 37,227 +/- sf. where 50,000 sf. is required, with 0 frontage where 175' is required, 12' setback to a side lot line where 30' is required and 15' setback from Rock Pond where 50' is required.

Lot 8-B-5724 Case # 5-2017

Applicant- Mark & Deann Blanchette & Edward N. Herbert Assoc., Inc.

Owner- Blanche C. Levesque 2000 Rev. Trust

Location-63 Goodhue Road

Zoning District-Rural & WWPD

Variance relief is requested from **Section 602.1.6.4** to allow the owners to run a customary home occupation that will employ three people as opposed to only one, but all three will only be picking up company vehicles and working off premises.

Amendments to Rules of Procedure:

12.1 Notices of Decision are sent for when the board votes to approve or disapprove an application or deny a motion for rehearing. 48 hours prior to these Notices being sent to the applicants or posted for the public they shall be emailed to the Chair of the Board or the Chair's designee(s) for review. If no response is received from the reviewer(s) within that period, then the original Notice of Decision shall be sent/posed to meet any legal timing requirements.

6.2 Application withdrawal requests received after the hearing notice for the scheduled hearing is released to the abutters or general public shall be considered by the Board at

the scheduled hearing. As a courtesy to the public, application withdrawal requests may be indicated on the agenda as “The applicant has requested to withdraw this application, which the Board shall consider.”

7.2 A request to reschedule made by the applicant after the hearing notice for the scheduled hearing is released to the general public or abutters shall be deemed a request for a continuance and considered by the Board at the scheduled hearing. As a courtesy to the public, requests to reschedule may be indicated on the agenda as “The applicant has requested to reschedule this hearing, which the Board shall consider.” The case shall be read into the record (opened) at the scheduled hearing by the Board Secretary and public input regarding the change of date may be allowed by the Chair at this time. The Board shall first decide whether to accept the request for continuance by majority vote and then, based on that result, shall make a determination as to the final action to take on the case. A majority vote of the Board shall be required for any action taken on the case. Although continuation requests that are granted by the Board and rescheduled to a date certain do not require newspaper or abutter re-notification, these cases shall be issued to the newspaper as a courtesy to the public.

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday – Friday 8am – 4pm.