



TOWN OF LINCOLN NEW HAMPSHIRE

PLANNING BOARD
ZONING BOARD OF ADJUSTMENT

P L A N N I N G & Z O N I N G
D E P A R T M E N T

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING AGENDA**

Wednesday, March 31, 2021 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

Due to COVID-19, Town Office is closed to the public. This meeting will be available only via the ZOOM meeting platform to allow for town wide participation. The public is encouraged to participate remotely using ZOOM by going to Join Zoom Meeting:

<https://us02web.zoom.us/j/84629266437?pwd=S2NhWGhnT25ZMHBSVVLMEtTVnJoZz09>

Meeting ID: 846 2926 6437

Passcode: 017558 or via telephone (1-929- 205-6099).

Also see town website www.lincolnnh.org for the link, meeting ID and passcode.

I. CALL TO ORDER by the Chairman of Zoning Board of Adjustment; announcement of excused absences, if any, and seating of alternates(s), if necessary.

II. CONSIDERATION of meeting minutes from:

- February 17, 2021 (Present: Acting Chair Vice Chair Paul Beaudin, Member Ray D'Amante, Member Jack Daly, Member Delia Sullivan, Alternate Susan Chenard (via ZOOM), and Alternate Margie Gozdoff (via ZOOM).)

III. CONTINUING AND OTHER BUSINESS (Staff and Zoning Board Member/Alternates).

IV. NEW BUSINESS

6:00 PM. Request for a Variance for an Attached Garage in the Setback Area
[Var 2021-02 M124 L056 Crowley – Garage in Setback Area]

Appellants/Property Owners:

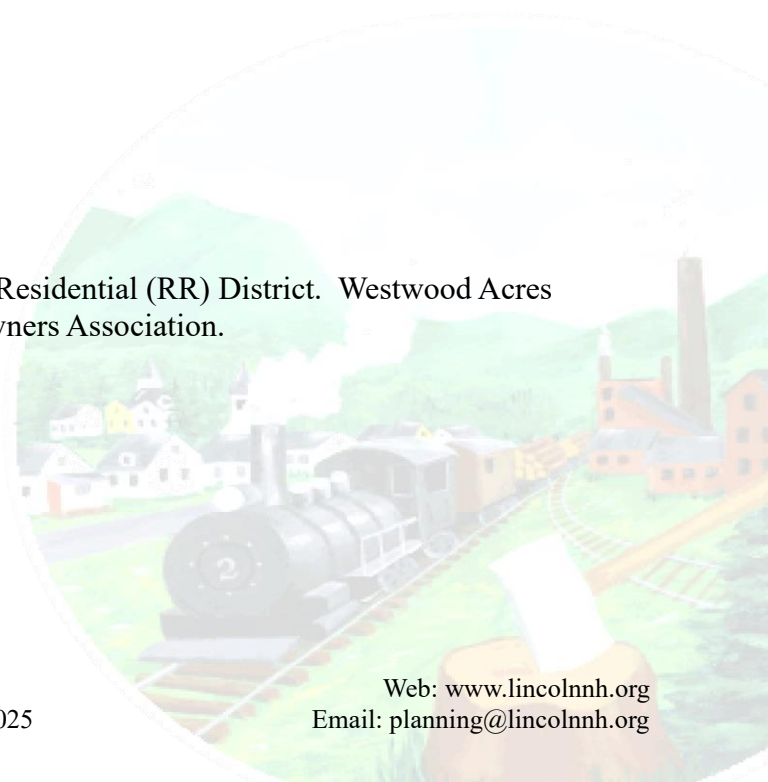
Eugene (Gene) & Gay Crowley
77 Lake Street
Sherborn, MA 01770

Engineers:

Horizons Engineering, Inc. (BDD)
34 School Street
Littleton, NH 03561

Subject Property:

- A. 82 Loon Brook Road (Map 124, Lot 056) Rural Residential (RR) District. Westwood Acres Development. Part of Westwood Acres Homeowners Association.



Proposal:

Appellants Eugene (Gene) & Gay Crowley, request a variance for their property at 82 Loon Brook Road in Westwood Acres (Map 124, Lot 056) concerning Article VI (District and District Regulations), Section B (District Regulations), Paragraph 2 (Land Use Schedule), Subparagraph 4 (Dimensional Chart) of the Land Use Plan Ordinance (LUPO). Appellant wants to build a garage attached to his residence that will intrude 9 feet into the 15-foot setback area, to within 6 feet of the western side property boundary line. The parcel is in the Rural Residential (RR) District. The parcel is part of the Westwood Acres Homeowners Association. Crowley needs a variance to put a garage into the 15-foot setback area.

V. OTHER BUSINESS – ZBA members/alternates, Zoning Board Staff

- A. Appoint Regular Member to ZBA.
- B. Appoint Alternate if needed.
- C. Elect Officers.
- D. Any other business.

VI. PUBLIC PARTICIPATION AND OTHER BUSINESS: Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the ZBA will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VII. ADJOURNMENT

