



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, June 16, 2021 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

Due to the current evolving status of COVID-19, the ZBA meeting will be a hybrid meeting – both an in-person meeting with social distancing (space is limited to 8-12) and a zoom meeting.

<https://us02web.zoom.us/j/87579126272?pwd=SG8yYjZDVtNFOTJWdzB6aGFod2xSQT09>

Meeting ID: 875 7912 6272

Passcode: 392886 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:

- April 7, 2021 (Present: Chair Vice Chair Paul J. Beaudin II, Vice Chair Ray D'Amante, Member Jack Daly, Member Delia Sullivan, Member Myles Moran, and Alternate Susan Chenard (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 2021-04 M107 L026 Correale – Two Extensions to Garage in Setback Area]**

Appellant & Property Owner:

Raymond Correale, d/b/a
Raymond Correale, Jr., Trustees
16 Engleside Ave.
Winthrop MA 02152

Surveyor:

Stephen B. Tower
Sabourn & Tower Surveying and Septic Design PLLC
1022 Daniel Webster Highway
North Woodstock, NH 03262

Property:

35 Goodbout Road (Map 107 Lot 026) in the General Residential (GR) District.

Proposal:

Appellant Raymond Correale, d/b/a Raymond Correale, Jr., Trustees, requests a variance concerning Article VI (District and District Regulations), Section B (District Regulations), Paragraph 2 (Land Use Schedule), Paragraph 4 (Dimensional Chart) of the Land Use Plan Ordinance (LUPO) for property known as 35 Goodbout Road (Map 107 Lot 026) in the General Residential (GR) District.

Appellant is seeking a variance for 2 additions built onto a 1980 pre-existing nonconforming without a Land Use Permit. The 1980 garage predates 1986 adoption of zoning. The additions are as follows:

- (1) Addition to front of garage already located in the 15-foot front setback area and the 10-foot side setback area. Addition extends the entire width of the setback area and beyond into the fifty-foot (50') right of way for Goodbout Road – a town road. [Although the ZBA cannot grant a variance for the portion of the addition that is within the Town Right of Way, the ZBA can determine whether or not to grant a variance for the portions of the two additions that are built within the side setback areas.]
- (2) An 8'X8' addition to rear of the garage to house a jacuzzi (also unpermitted).

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

- A. Appointment of a ZBA Alternate. Jon Ham has expressed an interest in serving on the ZBA.
- B. 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

