

## **PUBLIC NOTICE**

### **TOWN OF LINCOLN ZONING BOARD OF ADJUSTMENT (ZBA)**

Wednesday, May 20, 2020 – 6:00PM

Zoom Video Conferencing from Lincoln Town Hall, 148 Main Street, Lincoln, NH

ZBA will hold a Public Hearing to be presented via Zoom Video Conferencing per NH Governor's Executive Order #23 due to COVID-19 on the following application:

Appellants/Property Owners: Michael & Sonya Hamori, 304 Salem Street, Andover, MA 01810. Subject Property: 11 Beechnut Drive (Map 126, Lot 020). Owners of Impacted Lot: James & Reny Burrows, 75 Clairemont Road, Belmont, MA 02478. Impacted Lot: 5 Beechnut Drive (Map 130 Lot 119). The 2 lots are located in the Mountain Residential (MR) District.

Appellants requested a second extension from May 3, 2020 to December 31, 2020 to meet the conditions for a variance granted concerning Article VI, Section B, Paragraph 4 (Dimensional Chart) of the zoning ordinance known as the Land Use Plan Ordinance (LUPO). Conditional variance was granted to allow substantial expansion of a retaining wall (substantially greater than 4 feet in height that extended almost all of the way to the back of the lot) into the 25-foot side setback area and onto neighbors' abutting property. The retaining wall was built without a Land Use Permit prior to a request for a variance.

1 of 2 conditions for the variance was to provide the ZBA with copy of a recorded easement from Burrows to Hamoris for land underneath the retaining wall within 120 days of July 3, 2019 (i.e., on or before November 3, 2019). On October 26, 2019, the ZBA granted Hamoris an extension to May 3, 2020. Prior to the deadline, Hamoris requested an extension to December 31, 2020. At this time, Hamoris are taking steps to purchase the land under the retaining wall from James Burrows. This transfer will also require a boundary line adjustment from the Planning Board.

(Meeting Video is available at [www.LincolnNH.org](http://www.LincolnNH.org)) Any questions or comments for the Zoning Board can be submitted to [TownClerk@LincolnNH.org](mailto:TownClerk@LincolnNH.org) the day of the meeting and will be addressed during the Public Participation segment.

Copies of this application will be available for review through the Planning and Zoning Office, Lincoln Town Hall, 148 Main Street during normal business hours Monday – Friday 8:00 AM – 4:30 PM prior to the meeting date. Contact the Planner at [planning@lincolnnh.org](mailto:planning@lincolnnh.org).