



Town of Plaistow

Zoning Board of Adjustment

Town Hall • 145 Main Street • Plaistow, New Hampshire • Tel. 603-382-5200 X202 • Fax. 603-382-7183

MEETING DATE: Public Hearing June 25, 2020	APPLICANTS: Ethan Conley 43 Forrest St Plaistow, NH 03865	APPLICATION TYPE: Single-family dwelling on a lot without frontage on a town road.
APPLICATION ID: 20-13 Forrest Street Rear Tax Map 48, Lot 40 LDR District	APPLICANT'S REPRESENTATIVE: SEC and Associates – Charlie Zilch PO Box 1337 Plaistow, NH 03865 603-382-5065	PREPARED BY: Dee Voss, Administrative Assistant

#20-13: A request from Ethan Conley for a variance from Article V, §220-32.F.C.(1).(b) to permit a single-family dwelling to be built on a lot without frontage on a town road. The property is known as Forrest Street rear, Tax Map 48, Lot 40 in the LDR District. The applicant is the property owner of record.

Staff Report June 22, 2020

The following items have been received related to the above noted applications:

- Completed and Signed Application forms
- Abutters List and Mailing Labels
- Agent Representation Letter
- Deed
- Original Subdivision Plan
- Letter of Denial from Department of Building Safety
- All application fees
- Easement Plan (Access from Delucia Property @ Woodland)

The property owner proposes to construct a single-family home on a 12.34-acre parcel, in the LDR Zoning District, that doesn't have any frontage on a town-owned road. 200 feet is the minimum requirement.

The property owner has an agreement with the property owner of 9 Woodland Drive, Jeffrey Delucia, for an access easement to provide a driveway to the property.

Because zoning requires that all lots have frontage on a town-owned road, a variance would be required in order for a building permit to be issued.

Draft Motion:

I move to grant the application for a variance from Article V, §220-32.F.C.(1).(b) to allow a residential single-family dwelling to be built on a lot without frontage on a town-owned road for the property known as Forrest Street Rear, Tax Map 48, Lot 40.

Motion: _____ Second: _____ Vote: _____