

**Auburn Zoning Board of Adjustment
Agenda
Tuesday, March 26, 2024
7:00 p.m.**

**This Meeting will be held at the
Town Hall,
47 Chester Road, Auburn, NH**

Public Hearings

**Case #24-03
Anne-Marie & John Kenyon
47 Boxwood Drive, Tax Map 2, Lot 44-10
Zoned Rural**

Applicant is requesting a Variance from Article 2, Section 2.02(28)(a) to allow an Accessory Dwelling Unit to exceed the 750 square foot requirement and a Special Exception from Article 4, Section 4.05(3)(h) to allow the creation of an Accessory Dwelling Unit to be within the existing single-family home in a Rural zone.

**Case #24-04
Governor's Hill Corp.
R&L Carriers
Off Londonderry Turnpike, Tax Map 1, Lots 22, 23 & 24-1
Zoned Industrial**

Applicant is requesting several Variances for the following wetlands and buffer impacts (Please see attached sheet for a list of Variances requested) for proposed Subdivision and future lot development in an Industrial Zone. (Article 4, Section 4.09(1) & Section 4.09(4), Article 5, Section 5.05, Section 5.06(1) & Section 5.08(1)(a).

Review of Correspondence/New Business

Minutes

Approval of February 20, 2024 meeting minutes

Other/Adjourn.

**ATTACHMENT TO VARIANCE APPLICATION
FOR GOVERNOR'S HILL CORP.
LOTS 1-22, 1-23 & 1-24-1**

WETLANDS AND BUFFER IMPACTS

Road Impacts – Variances Article 5, Section 5.05, Section 5.06(1) and 5.08(1)(a) – to allow filling of a wetland and construction activity within the wetland buffer for the following - (For Subdivision & Road)

1. Buffer impact to Wetland Area F – reduce buffer from 125' to 45'
2. Buffer impact to Wetland Area I - reduce buffer from 125' to 40'
3. Buffer impact to Wetland Area J – reduce buffer from 125' to 30' (road) and from 125' to 100' (for stormwater for road)
4. Buffer impact to Wetland Area K – reduce buffer from 125' to 30' (road) and from 125' to 30' (for stormwater to road)
5. Buffer impact to Wetland Area M – reduce buffer from 125' to 100'
6. Buffer impact to Wetland Area N – reduce buffer from 125' to 10'
7. Buffer impact to Wetland Area O – reduce buffer from 125' to 8' (stormwater basin for road)
8. Wetlands fill of Wetland Area O – 1,925 SF

Future Development for Proposed Lot Development - Variances

1. Lot 1 – 22 – 4

**Article 5, Section 5.05, Section 5.06(1) and 5.08(1)(a) to allow construction activity, parking areas, landscaping and stormwater management facilities within the wetland buffer –
Variance for 125-ft wetland setback**

- a. Buffer impact to Wetland Area E – reduce buffer from 125' to 100' for disturbance envelope for future development
- b. Buffer impact to Wetland Area L – reduce buffer from 125' to 100' for disturbance envelope for future development and from 125' to 30' for stormwater structure
- c. Buffer impact to Wetland Area M – reduce buffer from 125' to 100' for disturbance envelope for future development

2. Lot 1 – 22

**Article 5, Section 5.05, Section 5.06(1) and Section 5.08(1)(a) to allow construction activity, parking areas, landscaping and stormwater management facilities within the wetland buffer –
Variance for 125-ft wetland setback**

- a. Buffer impact to Wetlands Buffer Area M – reduce buffer from 125’ to 70’ for stormwater structure

3. Lot 1 – 22 – 1

Article 5, Section 5.05, Section 5.06(1) and Section 5.08(1)(a) to allow construction activity, parking areas, landscaping and stormwater management facilities within the wetland buffer – Variance for 125-ft wetland setback

- a. Buffer impact to Wetlands Buffer Area N – reduce buffer from 125’ to 45’ for disturbance envelope for future development

4. Lot 1 – 22 – 2

Article 5, Section 5.05, Section 5.06(1) and Section 5.08(1)(a) to allow construction activity, parking areas, landscaping and stormwater management facilities within the wetland buffer – Variance for 125-ft wetland setback

- a. Buffer impact to Wetlands Buffer Area K – reduce buffer from 125’ to 45’ for disturbance envelope for future development
- b. Buffer impact to Wetlands Buffer Area P – reduce buffer from 125’ to 100’ for disturbance envelope for future development

Trucking Facility

Future Proposed Lot 1 – 22 – 5 – Variances – (Site Plan for R&L Carriers)

Variances from Article 5, Section 5.05, Section 5.06(1) and Section 5.08(1)(a) to allow filling of wetlands, permitted & prohibited uses and construction activity within the wetland buffer for the following:

1. Wetlands partial fill of Wetlands Area D – fill 2,000 SF (drive/accessways & parking areas)
2. Wetlands partial fill of Wetlands Area E – fill 3,000 SF (drive/accessways)
3. Buffer impact to Wetlands Area F – reduce buffer to 75’ (drive/accessways & parking areas)
4. Buffer impact to Wetlands Area G – reduce buffer to 65’ for stormwater management facility
5. Buffer impact to Wetlands Area H – reduce buffer to 50’ for stormwater management facility

Article 4, Section 4.09(1) Lot coverage to exceed 40% (to be 55%)

Article 4, Section 4.09(4) to allow a retaining wall to encroach 43-feet into the 50-foot front yard setback

Case #22-15
Bradley Smith, Trustee
Melanie L. Payeur-Smith, Trustee
60 Pasture Road – Map 8, Lot 13-14
Zoned Residential Two

Applicant is requesting an Extension of Variance granted on June 28, 2022 to allow for a 29-foot by 50-foot detached residential garage to be 15-feet from the side property line where 30-feet is required which will be due to expire on June 28, 2024 in a Residential Two zone. (Article 4, Section 4.06(6))

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