

**Town of Wolfeboro
Zoning Board Public Notice**

**Great Hall at
Wolfeboro Town Hall - 84 South Main Street
(VIRTUAL MEETING ONLY)**

**Monday, May 4, 2020
7:00 PM**

VIRTUAL MEETING ACCESS INFORMATION

The public may observe and participate during public portions of the meeting remotely by joining the virtual meeting through GoToMeeting. GoToMeeting provides two (2) options for accessing the virtual meeting. To access via Computer, Tablet or Smartphone, please click the following link: <https://global.gotomeeting.com/join/313282701> To access via telephone, please call: +1 (786) 535-3211 And enter the access code: 313-282-701. *Please mute your microphone during the session or it may be muted by the coordinator. All public meetings are available for live viewing on Wolfeboro Community TV (WCTV) Channel 25 or on the WCTV Youtube Channel.

IF YOU ARE UNABLE TO ACCESS THE VIRTUAL MEETING, PLEASE E-MAIL PLANNINGDIRECTOR@WOLFEBORONH.US IMMEDIATELY.

IF ATTENDING SITE VISITS, THE PLANNING DEPARTMENT RECOMMENDS THAT ALL INDIVIDUALS EXERCISE SOCIAL DISTANCING AND WEAR PROTECTIVE MASKS.

Notice is hereby given that the Zoning Board of Adjustment will meet on **Monday, May 4th, 2020** via GoToMeeting at the location described above to conduct the following business:

7:00PM

TM# 158-21

Case # 03-SE-20

Applicant: Cynthia & Clinton Johnson

Public Hearing for a Special Exception under Article 175, Section 43 (10) of the Wolfeboro Planning & Zoning Ordinance to allow for the replacement of an existing non-conforming structure with a new structure in the same non-conforming footprint but with a vertical expansion, plus a conforming addition.

This property is located at 134 Piper Lane. *THIS APPLICATION HAS BEEN WITHDRAWN.*

7:00PM

TM# 217-196

Case # 04-V-20

Applicant: Frank W. and Jared R. Burke

Public Hearing for a Variance under Section 175-144(B) of the Wolfeboro Planning & Zoning Ordinance to allow for the conversion of an existing barn into an additional unit which would exceed the permitted density in the Village Residential District. **This property is located TM# 217-196, 112 North Main Street. *THIS APPLICATION WILL BE CONTINUED, THERE WILL BE NO SITE VISIT.***

7:00PM

TM# 218-085

Case # 05-SE-20

Applicant: R&M Family Trust

Public Hearing for a Special Exception under Section 175-72(C) of the Wolfeboro Planning & Zoning Ordinance to allow for the keeping or harboring of all livestock in accordance with the New Hampshire Department of Agriculture's Best Management Practices in the Village Residential District. **This property is located TM# 217-196, 33 Pine Street.** A site visit will be held at approximately 6:05PM prior to the meeting.

7:20 PM

TM# 149-006

Case # 06-V-20

Applicant: Beth Baldwin Trust

Public Hearing for a Variance under Section 175-64(A)1,4 of the Wolfeboro Planning & Zoning Ordinance to allow for the construction of a mudroom addition within the front and shorefront setbacks of the Shorefront Residential District. **This property is located 8 Fern Avenue.** A site visit will be held at approximately 6:25 pm prior to the meeting.

TM# 149-006

Case # 07-V-20

Applicant: Beth Baldwin Trust

Public Hearing for a Variance under Section 175-65 of the Wolfeboro Planning & Zoning Ordinance to allow for the construction of a detached garage, without a dwelling unit or habitable space, on a lot where no primary structure exists within the Shorefront Residential District. **This property is located 8 Fern Avenue.** A site visit will be held at approximately 6:25 pm prior to the meeting.

TM# 149-006

Case # 08-V-20

Applicant: Beth Baldwin Trust

Public Hearing for a Variance under Section 175-64(A)1 of the Wolfeboro Planning & Zoning Ordinance to allow for the construction of a detached garage within the front setback of the Shorefront Residential District. **This property is located 8 Fern Avenue.** A site visit will be held at approximately 6:25 pm prior to the meeting.

7:50PM

TM# 217-46

Case# 09-SE-20

Applicant: Lakes Region Model Railroad Museum, Inc.

Public Hearing for a Special Exception under Article 175, Section 92 of the Wolfeboro Planning & Zoning Ordinance to allow a Museum use in the C1-Central Business District. **This property is located at 61 Railroad Avenue.** A site visit will be held at approximately 5:20 pm prior to the public hearing.

8:10PM

TM# 164-12

Case# 10-SE-20

Applicant: The Greenwald Family Real Estate Trust- Cynthia Albert Link, Trustee

Public Hearing for a Special Exception under Article 175, Section 43(8) of the Wolfeboro Planning & Zoning Ordinance to allow the conversion of existing deck to a covered screened porch. **This property is located at 108 Hersey Point.** A site visit will be held at approximately 4:50 pm prior to the public hearing.

8:30PM

TM# 217-14

Case# 11-V-20

Applicant: Margery Blake-Hart

Public Hearing for a Variance under Article 175, Section 90 (A)(2)(b) of the Wolfeboro Planning & Zoning Ordinance to allow for a shed to encroach in the side line setback in the C1 Central Business

District. **This property is located at 20 Libby Street.** A site visit will be held at approximately 5:45 pm prior to the public hearing.

The Board may choose to continue unopened applications if not opened before 9:00PM.

Plans and materials related to these applications can be viewed on the Zoning Board website at <https://www.wolfboroughnh.us/zoning-board-adjustment>

If there is anyone with a disability needing any modifications and/or auxiliary aid to access this meeting, please notify the Planning Department at 569-5970 at least 72 hours prior to the meeting date.

Any and all proposals before the Board may be discussed at any public meeting as permitted under RSA 676:4 and will be posted in accordance with RSA 91-A at the Town Hall, Wolfeboro Web site

Posting Dates and Locations:

GSN 4-23-2020

Town of Wolfeboro Website 4-23-2020

Town Hall 4-23-2020