



## Zoning Board of Adjustment

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March 27, 2023 at 7:00 PM  
Town Council Chambers

### AGENDA

1. **Pledge of Allegiance**
2. **Acceptance of Minutes**
  - a. 02/27/23
3. **Regular Business**
  - a. Lela Love - There will be a public hearing for an application for a Special Exception as provided in Section 32-5(2) of the Newmarket Zoning Ordinance, requested by Lela Love, Nicole Doppelt & Chris Popov, to permit the construction of a 10' x 21' screened porch on the southeast corner of the house within the setback allowed. The property is located at 230 Bay Road, Tax Map R1, Lot 36, R1 Zone.
  - b. Paszec Investors, Inc. - There will be a continuation of a public hearing, requested by Paszec Investors, Inc., for an application for a variance from Section 32-49 of the Newmarket Zoning Ordinance to permit a mixed residential and commercial development in the business zone where residential uses are not permitted. A variance is also requested from Section 32-89 Dimensions Table of the Newmarket Zoning Ordinance to permit a higher density of maximum residential density of 2 units/acre. The applicant is looking to develop this property into a mixed-use space, with three buildings, one to include six first floor retail spaces and six residential apartments above, the second to include five townhomes and the third to include four townhomes. The property is located at 3 North Main Street, Tax Map U2, Lot 286, B1 Zone.
4. **New/Old Business**
5. **Adjournment**