



## Zoning Board of Adjustment

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August 7, 2023 at 7:00 PM  
TOWN HALL DOWNSTAIRS AUDITORIUM

### AGENDA

1. Pledge of Allegiance
2. Acceptance of Minutes
  - a. 07/10/23
3. Regular Business
  - a. There will be a public hearing for an application for a Variance from **Section 32-56 of the Newmarket Zoning Ordinance Permitted Uses Table R2 District** to allow mixed use development in the R2 District and a Variance from **Section 32-46A M2A District of the Newmarket Zoning Ordinance** regarding the project containing 62 parking spaces and a Variance reference **Section 32-89 Dimensional Table M2A & R2 Districts of the Newmarket Zoning Ordinance** regarding allowing 42 residential units and a Variance reference **Section 46A(b)(e) M2A District of the Newmarket Zoning Ordinance** to allow residential units on the first floor due to frontage on South Main Street, requested by CC Railroad Street Newmarket LLC.

The properties involved are:

- 1 Railroad Street, Tax Map U3, Lot 138, M2A District
- 3 Railroad Street, Tax Map U3, Lot 138A, M2A District
- 5 Railroad Street, Tax Map U4, Lot 16, M2A & R2 District

The application is available to view in the Zoning Office at the Newmarket Town Hall during business hours.

4. New/Old Business
5. Zoning Administrator's Report
6. Adjournment