



Town of Goffstown

TOWN OFFICES

16 MAIN STREET • GOFFSTOWN, NH 03045

PUBLIC NOTICE GOFFSTOWN ZONING BOARD OF ADJUSTMENT

There will be a public hearing of the Goffstown Zoning Board of Adjustment on Tuesday, January 02, 2024, at 7:00 p.m. in the Mildred Stark Room (Room 106) in the Goffstown Town Hall, 16 Main Street, Goffstown, NH 03045 for the following applications:

Approval of the December 5, 2023 ZBA Minutes:

Public Hearings:

O'Leary Family Rev. Trust, (Marla L. & Leslie F. O'Leary), Applicants/Owners, is seeking a Variance to add a deck expansion to connect the existing deck located on the back of the single-family home to the existing landing/entryway located on the front side of the home. A Variance is required as the deck is located 23 ft. from the defined surface water whereas a 100 ft. setback is required per Section 13.3.3.5 of the Goffstown Zoning Ordinance. This deck expansion will not encroach any closer to the defined surface water than the existing deck is currently located, but whereas the deck will be expanded within the 100 ft. Wetland Surface Water Conservation District setback, a Variance is required. The property is located at 103 Danis Park Road, (Map 25, Lot 11), Zoned: Residential-2 & Wetlands Surface Water Conservation Overlay District.

Time Extension Request: The following application was approved by the ZBA on December 7, 2021. The applicant is required to submit a site plan to the Planning Board and needs more time to prepare the site plan and is therefore requesting a time extension on the Variance approvals that expired on December 7, 2023, to allow for more time to go before the Planning Board for site plan approval. The request for the time extension was received in a timely manner prior to the expiration date. The application is as follows: Brian Nawoj, Owner/Applicant is seeking a Variance to exceed the maximum density allowed to raze the existing detached barn and construct an additional two dwelling units on the parcel that already has an existing five-unit multi-family building. The existing lot size totals 0.62 acres (26,950 sq. ft.), whereas the minimum required lot size for a total of seven dwelling units is 2.33 acres (101,640 sq. ft.). This concerns Section 4.3, Table of Dimensional Regulations footnote [7], of the Goffstown Zoning Ordinance. The applicant is also seeking a Variance to construct the additional two dwelling units (a detached duplex), 20 ft from the rear property line whereas 30 ft is required (the existing former school bus garage would be razed). The property is located at 10 East Union Street, (Map 34, Lot 18) Zoned: Residential-1.

AB Atlantic Group, LLC/Andrew Berube, Applicant/Owner is seeking a Variance to convert a single-family home into a two-family home. The Variance is required as the lot size is .42 acres (18,240 sq. ft.), whereas the lot is required to have .67 acres (29,040 sq. ft.) to convert the single-family home to a two-family home, per Section 4.3 (Table of Dimensional Regulations) and Section 4.3[7] of the Goffstown Zoning Ordinance. The property is located at 9 South Mast Street, (Map 34. Lot 25), Zoned: Residential-1.

Cercle National Club, Applicants/Owners, are seeking a Variance to expand use of its property as a private membership fraternal or social organization or club onto the Residential-2 portion of Lot 3 and is requesting a variance from Section 3.11.B (11) to allow for use of the Residential-2 portion of the property as part of functions including outdoor music and entertainment. This is an accessory commercial use to the abutting private



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membership fraternal or social organization or club, Cercle National Social Club, which is permitted by right in the commercial district located at 550 Rockland Avenue, (Map 15, Lot 2), zoned: Commercial. The expanded use is permitted by right on the Commercial portion of Lot 3, subject to site plan approval. A Variance is required because the use of private membership fraternal or social organization or club is not permitted on the Residential-2 portion of Lot 3, per Section 3.11.B of the Goffstown Zoning Ordinance. The property is located at Woodbine Street (a Town unmaintained paper road), (Map 15 Lot 3), Zoned: split Commercial/Residential-2. (**Continued from October 3, 2023**).

Correspondence:

- 1) Letter dated December 4, 2023, from Tom LeBlanc requesting that the Cercle National application be scheduled for tonight's Meeting.

Leonard Stuart, Chair of the Zoning Board of Adjustment

Note: Any person with a disability who wishes to attend this meeting and needs reasonable accommodation in order to participate is requested to call the Town Hall, (603) 497-8990, at least 72 hours in advance so that appropriate arrangements can be made.