7:00 P.M.   **MAY 28, 2019***

<u>**AGENDA**</u>

*Note: this meeting was reconvened from the regular meeting held on May 21, 2018.

I.   PUBLIC HEARINGS – NEW BUSINESS

1) Case 5-8
Petitioners: 75 NH Ave LLC and Two International Construction Co., LLC, applicant
Property: 85 New Hampshire Avenue
Assessor Plan: Map 306, Lot 3
District: (Pease) Airport Business Commercial
Description: Signage.
Requests: Variances and/or Special Exceptions necessary to grant the required relief
                          from the Pease Development Ordinance including the following variance:
                      a) from Section 306.01(d) to allow aggregate signage of 256.75± s.f. where 200
                          s.f. is the maximum aggregate allowed.

2) Case 5-9
Petitioners: Lonza Biologics, Inc.
Property: 101 International Drive
Assessor Plan: Map 305, Lot 6
District: (Pease) Airport Business Commercial District
Description: add two new generators, above ground storage tanks, a transformer pad, and
                          gear/switch enclosure.
Requests: Variances and/or Special Exceptions necessary to grant the required relief
                          from the Pease Development Ordinance including the following variances:
                      a) from Section 308.02(c) to allow above ground storage tanks (AST) exceeding
                          2,000 gallons per facility.

3) Case 5-10

Petitioners:	Weeks Realty Trust, Kaley E. Weeks, Trustee and Chad Carter, owners and Tuck Realty Corporation, applicant
Property:	3110 Lafayette Road and 65 Ocean Road
Assessor Plan:	Map 292, Lots 151-1, 151-2 and 153
District:	Single Residence B
Description:	Construct 23 townhouses on three merged lots.
Requests:	Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:

a) from Section 10.513 to allow more than one dwelling per lot;

b) from Section 10.521 to allow a lot area per dwelling unit of 4,205± s.f. where 15,000 s.f. is required; and

c) from Section 10.440, Use #1.40 to allow townhouses in a district where they are not permitted.

4) Case 5-11

Petitioners:	Michael R. & Denise Todd
Property:	254 South Street
Assessor Plan:	Map 124, Lot 9
District:	Single Residence B and the Historic District
Description:	Install A/C unit.
Requests:	Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:

a) a variance from Section 10.521 to allow a 6.5'± left side yard where 10' is required.

5) Case 5-12

Petitioner:	PNF Trust of 2013, Peter N. Floros, Trustee
Property:	266 -278 State Street
Assessor Plan:	Map 107, Lots 78, 79 & 80
District:	Character District 4, the Downtown Overlay District and the Historic District
Description:	Construct mixed use three story building with penthouse.
Requests:	Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:

a) from Section 10.5A43.31 to allow a 55' height where 45' is the maximum allowed for 2-3 stories (short 4th);

b) to allow a structure to be designated as a penthouse without meeting the 15' setback from the edge of the roof as outlined in the definition of a penthouse;

c) from Section 10.5A41.10C to allow 93% building coverage where 90% is the maximum allowed and a 3' rear setback from the lot line at the center building where 5' is the minimum required.

6) Case 5-13

Petitioners:	2219 Lafayette Road LLC
Property:	2219 Lafayette Road
Assessor Plan:	Map 272, Lot 1
District:	Single Residence A and Gateway Neighborhood Mixed Use Corridor (G1)
Description:	Parking space size and location.
Requests:	Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:

   a) from Section 10.1113.20 to allow parking between a principal building and a street;

   b) from Section 10.1114.21 to allow 8.5' x 18' parking spaces where 8.5' x 19' spaces are required.

II.   OTHER BUSINESS

III.   ADJOURNMENT