



Zoning Board of Adjustment

March 10, 2025 at 7:00 PM

Town Council Chambers

AGENDA

1. **Pledge of Allegiance**
2. **Acceptance of Minutes**
 - a. February 10, 2025
3. **Regular Business**
 - a. There will be a public hearing for an application for a Special Exception requested by Peter Witham for a vertical expansion of a non-conforming structure pursuant to Newmarket Municipal Code Section 32-5(2)b to convert an existing deck into a screen room on real property located at 20 Riverbend Road (Tax Map U1, Lot 1-9) in the R2 Zoning District.
 - b. There will be a public hearing for an application for a Special Exception requested by Peter Witham for a horizontal expansion of a non-conforming structure pursuant to Newmarket Municipal Code Section 32-5(2)a for the addition of a 2-story covered screen room with a hot tub below on real property located at 18 Riverbend Road (Tax Map U1, Lot 1-8) in the R2 Zoning District.
 - c. There will be a public hearing for an application from New Road Newmarket, LLC for variances from Newmarket Town Ordinance Section 32-56, Newmarket Town Ordinance Section 32-89, and Newmarket Town Ordinance Section 32-155(c) (3-4), to permit 46 age restricted residential units on real property located at 200 New Road (Tax Map R3, Lot 56) in the B2 Zoning District.
4. **New/Old Business**
 - a. Zoning Administrator Items
5. **Adjournment**