

TOWN OF NORTHWOOD
ZONING BOARD OF ADJUSTMENT
AGENDA

August 18, 2026
6:30 P.M.

To view this meeting on Live Stream, follow this link:

<https://www.sostech.biz/northwood-town-meetings>

6:30 Call to Order and Roll Call

Voting Designation

Minutes:

July 16, 2026

Continued Cases:

Case Z-26-06: 8 Nottingham Road, LLC, 8 Nottingham Road. Map 234; Lot 33.

Application has been received seeking the following items for relief of the Northwood Development Ordinance, to allow for the development of a 34.79-acre parcel:

- A Special Exception from Article VI.A.(5)(a); Impacts within the Wetlands Conservation Overlay District and/or its setbacks.
- A Special Exception from Article VI.E.(4), Impacts within the Steep Slope Protection Overlay District.
- A Variance from Article IX(E)(1)(d), limitations of Residential Density, construct over the maximum number of units in an open space development.

Continued from May 21, 2026

Case Z-26-07: Edward Dudek, 275 Jenness Pond Road. Map 203: Lot 2.

Applicant seeks the following variances of the Northwood Development Ordinance, to change the use of an existing structure from a bed and breakfast to a 27 unit apartment building:

- A variance to Article IV.B.(3)(b) to allow a multi-unit structure of 27 units where 2.5 units is allowed;
- A variance to Article IV.B.(1)(c)(3) to allow a multi-unit residential use on a lot with approximately 532 feet of road frontage, where 1,450 feet is required.

Property currently owner by VMO, LLC. Continued from June 18, 2026

Case Z-26-08: David Diller, 153 Old Mountain Road. Map 235: Lot 28.

Application has been received seeking a Special Exception from the Northwood Development Ordinance, from Article VI.A.(5), Impacts within the Steep Slope Protection Overlay District, to allow the construction of a two-bedroom, single-family residence, and a one-bedroom ADU.

Property currently owned by Ann Diller and Barbara Ellen Houston. Continued from July 16, 2026

Case Z-26-09: Devin Haley, 79 Gulf Road. Map 115: Lot 02.

Application has been received seeking the following items for relief of the Northwood Development Ordinance, to allow the construction of a new single-family residence.

- A variance from Article IV.B.(1)(c)(1), Length of Frontage, as shown in Table IV-1.
- A variance from Article IV.B.(1)(b)(2), Type of Frontage; lot is on a private road.

Property currently owned by Brenda Gaski. Continued from July 16, 2026

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New Case:

Case Z-26-10: Denis Cloutier, of Construction Services of NH, on behalf of the property owner, Guzman Andrada, for property located at 143 Lakeshore Drive, Map 108, Lot 27, requests a Variance from Article IV.B.(4)(b) of the Northwood Development Ordinance to construct a 22' × 24' detached garage with a finished residential room above, with a 3.5' encroachment into the 50-foot setback.

OTHER BUSINESS

- Rules of Procedure
- Other

CORRESPONDENCE

ADJOURNMENT

The agenda to include any other business that may properly come before the board at this time.

Next Meeting: *Zoning Board of Adjustment ~ September 17, 2026 @ 6:30 p.m.*