

**ATKINSON ZONING BOARD**  
**19 Academy Avenue**  
**Atkinson, New Hampshire 03811**  
**Phone: (603) 362-5761 Fax: (603) 362-5305**

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**AGENDA**

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**The Atkinson Zoning Board of Adjustment will hold a Public Hearing Meeting on Wednesday December 13, 2023, at Town Hall.**

**Workshop: 7:00 PM**

**Approval of Minutes: 11/8/23**

**7:30 pm Public Hearings:**

1. Application by James Lavelle Associates for Patricia Woodman for a Special Exception under Article VII Section 700:1a to allow the extension, expansion, enlargement, or alteration of a nonconforming use on property located at 19 Stickney Rd, Map 23 Lot 23, in the RR3 Zone. Alteration will be to add a second deck over an existing deck and will also include an expansion of living space and change of roofline in to provide access to the deck. *(This application is a modified application from the Nov 18, 2023 public hearing which was continued.)*
2. Application by John Pomer for a Special Exception under Article VII Section 700:1a to allow the extension, expansion, enlargement, or alteration of a nonconforming use on property located at 4 Hemlock Shore Dr, Map 22 Lot 114, in the RR2 Zone. Alteration will be to increase the size of the existing porch from approx. 4' x 6' to 10' x 12'.

**Other Business:**

**Motion for Rehearing:** Robert Riedel (3 Rocky Point Lane) is asking for a rehearing on the Approval for a Special Exception – Expansion of Nonconforming Use (Article VII Section 700:1) to allow the issuance of a building permit to add dormers to the attached garage on property located at 1 Rocky Point Lane (Map 22 Lot 27).

Next Regular Zoning Board Meeting scheduled January 10, 2023.