



**TOWN OF PITTSFIELD  
ZONING BOARD OF ADJUSTMENT  
TOWN HALL, 85 MAIN STREET  
PITTSFIELD, NH 03263**

**MEETING MINUTES OF Thursday, June 16, 2022**

**CALL TO ORDER**

Call to order at 6:02 p.m. by Mike Cabral, Chair of the Zoning Board of Adjustment

**MEMBERS PRESENT**

Mike Cabral, Chair  
Pat Heffernan  
Arthur O'Hara

**MEMBERS ABSENT**

Larry Konopka, Vice-Chair  
Art St. Laurent

**OTHERS PRESENT**

Bonnie Theriault – Office Assistant

**AGENDA REVIEW**

None.

**NEW BUSINESS**

**a. Special Exception application – 2022-008 – Henry Demers III Continuation. Discuss amending to Variance application for Boarding House.**

Mike Cabral read the following;

The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 674:33, IV, and RSA 676:7 on an application for a special exception to allow a hotel in the Rural zoning district, according to Pittsfield Zoning Ordinance, Article 3 Zoning Districts, Section 3 Use Regulations (6) Table of Uses and Districts, - Hotel in the Rural zoning district requires a Special Exception.

The time and place of the hearing are Thursday, June 2, 2022, during the regularly scheduled ZBA meeting that starts at 6:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicant's name and address are Henry Demers III, 256 Berry Pond Road, Pittsfield, NH 03263.

The proposal is to allow 4+ roommates at the subject property identified as Tax Map R43, Lot 14, owned by Henry Demers III, P O Box 354, Goffstown, NH 03045.

The application for a special exception is on file for public inspection at the Town Hall, 85 Main Street, Pittsfield, NH.

Board members discussed the recent safety inspection of Tax Map R43 Lot 14 by Code Compliance Officer Scott LaCroix and Fire Department Chief Peter Pszonowsky and it was noted a fire alarm system would need to be installed.

A Certification of Zoning Compliance was issued on June 13, 2022, by Code Compliance Officer Scott LaCroix and it was determined a Variance for a Boarding House rather than the Special Exception for a Hotel would be more specific to the requested use of the residence (transcribed below);

#### **CERTIFICATION OF ZONING COMPLIANCE**

Applicant Name: Henry Demers III  
Street Address: 256 Berry Pond Rd.  
Town: Pittsfield

Date: 6/13/2022

State: NH

Tax Map & Lot: R43 – 14

Zone: Rural

Description of intended use (attach additional information, drawings, or plans, if helpful):  
Rental of rooms at residence/Possibly up to six renters

#### **Review of Request:**

Was looking for a Special Exception for a Hotel. After further conversation and inspection with Fire Chief, a Board House seems to be the right use of the building. Fire Alarm required Per Fire Department.

#### **Determination:**

Boarding House is not in our table of uses or definitions, so a Variance will be required from the Zoning Board for this use.

Scott LaCroix  
Zoning Ordinance Administrator

6/13/2022  
Date

Pat Heffernan: I motion to allow time for applicant Henry Demers III, P O Box 354, Goffstown, NH 03045 Tax Map R43, Lot 14 to change the application for a Special Exception/Hotel to a Variance for a Boarding House and for the fees and meeting to be continued on July 7, 2022.

Arthur O'Hara: second.

Discussion: None.

Motion carried 3-0-0.

Bonnie Theriault said she would look into whether the abutters would need to be re-noticed with certified mail or if an updated letter of continuance would suffice. Bonnie Theriault also stated an abutter Christine Chase (California) had emailed her concerns about the right of way and impact/damage in response to the Special Exception/Hotel.

Applicant Henry Demers III replied that he would try to make it clear when applying for the Variance that there would be no impact to the abutting properties.

Board members thanked Henry Demers III for coming in and said they would notify him when they find out if a certified letter or updated letter of continuance would be needed for the abutters.

**OLD BUSINESS**

None.

**ZONING ADMINISTRATOR'S REPORT**

None.

**MEMBERS CONCERNS**

None.

**PUBLIC INPUT**

None.

**MINUTES**

**a. Thursday, April 7, 2022**

Thursday, April 7, 2022, ZBA minutes were presented for the Board's approval.

Arthur O'Hara made a motion to approve the ZBA minutes from Thursday, April 7, 2022.

Pat Heffernan: Second.

Discussion: None.

Motion carried 3-0-0.

**b. Thursday, June 2, 2022**

Thursday, June 2, 2022, ZBA minutes were presented for the Board's approval.

Arthur O'Hara made a motion to approve the ZBA minutes from Thursday, June 2, 2022.

Pat Heffernan: Second.

Discussion: None.

Motion carried 3-0-0.

**ADJOURNMENT**


Pat Heffernan made a motion to adjourn at 6:35 p.m.

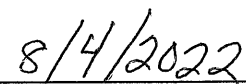
Arthur O'Hara: Second.

Discussion: None.

Motion carried 3-0-0.

Approved:

  
\_\_\_\_\_  
Mike Cabral, Chair

  
\_\_\_\_\_  
Date