



**MEETING AGENDA**  
TOWN OF PITTSFIELD  
ZONING BOARD OF ADJUSTMENT  
TOWN OFFICE, 85 MAIN STREET  
PITTSFIELD, NEW HAMPSHIRE 03263

---

**THURSDAY, SEPTEMBER 12, 2019 - 6:00 p.m.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. AGENDA REVIEW**
- 4. NEW BUSINESS**
  - a. Review of public hearing format
  - b. Public Hearings
    1. Application for Special Exception – Accessory Dwelling Unit, 108 Berry Pond Road, R31-11
    2. Application for a Variance - Waive dimensional setbacks front and side, 16 Watson Street, U5-59
    3. Application for a Variance – Waive dimensional setbacks rear, 33 Main Street, U3-45
    4. Application for a Variance and Special Exception – Accessory Dwelling Unit in Suburban Zoning District, 41 Cameron Drive, R20-2-1
  - c. Review number of ZBA meetings per month
- 5. OLD BUSINESS**
- 6. ZONING ADMINISTRATOR'S REPORT**
- 7. MEMBERS CONCERNS**
- 8. PUBLIC INPUT**

Public Input standards: The Board may accept the public's input that is addressed directly to the Chair in a courteous and respectful manner in a time frame of three minutes or less.
- 9. MINUTES**
  - a. Thursday July 25, 2019
- 10. ADJOURNMENT**

# **Public Hearing Format**

**1- Read the public hearing notice to the public.**

**2- Zoning Administrator Report or Comment.**

**Have all fees been paid and the abutters notification list provided to the town been notified before the public hearing was scheduled?**

**3- Go through the criteria for the special acceptance or the variance with the applicant.**

**4- Open to the public with standing,**

**Open to all public with time restraints if needed**

**5- Close to the public**

**6- Board want to discuss any of the Criteria?**

**7- Motion Needed. If Motion is for Denial, Explain reasoning in the motion.**

**8- If approved explain the 30 days appeal.**

**9- Close public hearing.**



Town of Pittsfield  
Zoning Board of Adjustment  
85 Main Street  
Pittsfield, NH 03263

## **Notice of Public Hearing**

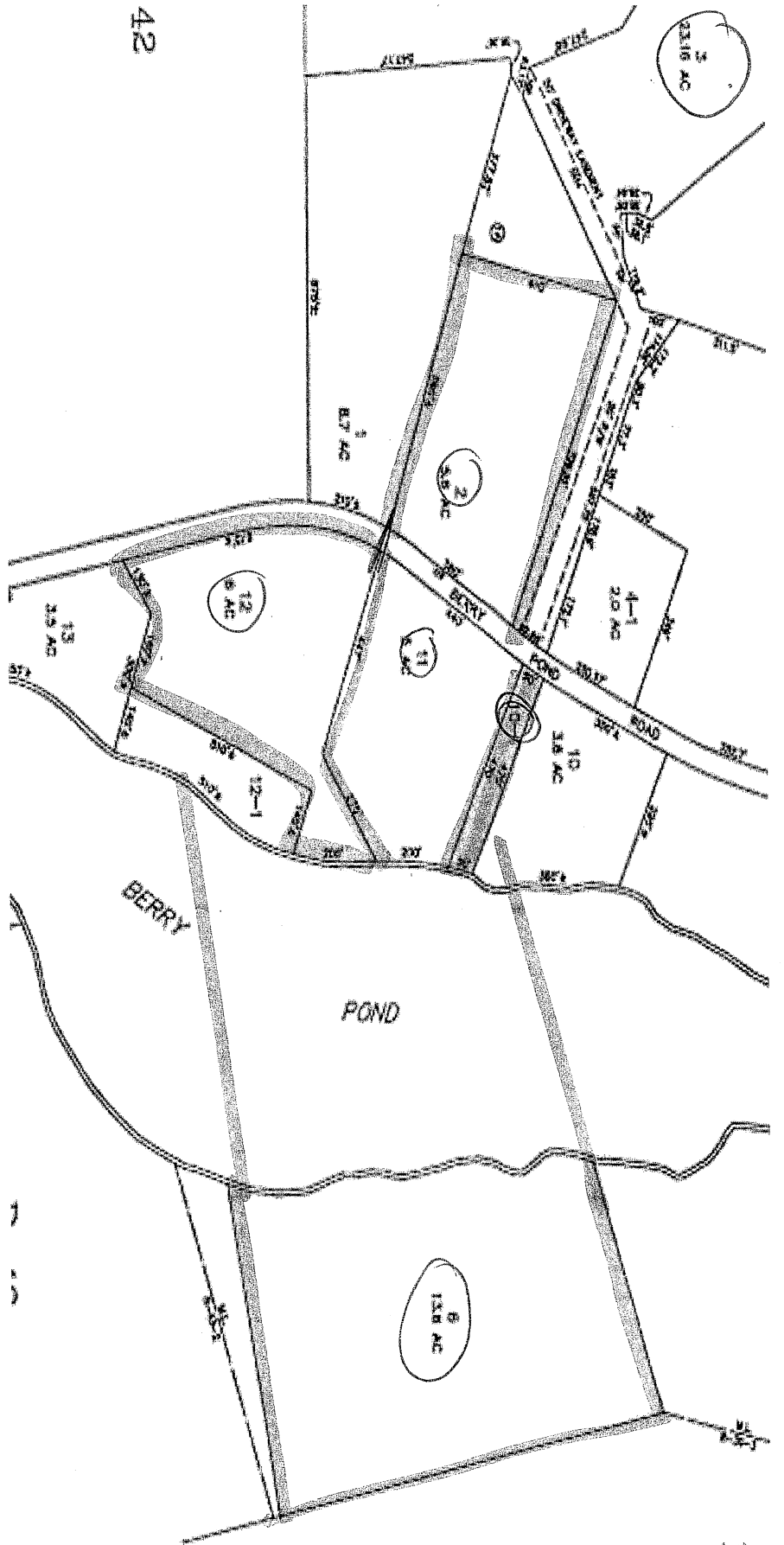
The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 674:33, IV, and RSA 676:7 on an application for a special exception to allow for an Accessory Dwelling Unit in the Rural zoning district, according to Pittsfield Zoning Ordinance, Article 3, Section 3(b)(2) Special Exception (6) Accessory Apartment.

The time and place of the hearing are Thursday, September 12, 2019, at 6:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicants' name and address is Carl & Valerie Anderson, 50 Leavitt Road, Pittsfield, NH 03263.

The proposal is to add an Accessory Dwelling Unit to the subject property identified as Tax Map R31, Lot 11.

The proposed work area is located at 108 Berry Pond Road, Pittsfield NH.

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





Town of Pittsfield  
Zoning Board of Adjustment  
85 Main Street  
Pittsfield, NH 03263

## **Notice of Public Hearing**

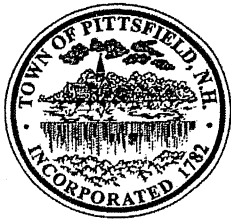
The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 674:33, I, (a), (2). And RSA 674:33, I, (b), and RSA 676:7 on an application for a variance from Pittsfield Zoning Ordinance, Article 3, Section 4, (d) Minimum Setbacks in the Suburban W/S Zoning District.

The time and place of the hearing is Thursday, September 12, 2019, at 6:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicant's name and address is Triple 3 Investments, LLC., 16 Watson Street, Pittsfield NH 03263.

The proposal is to waive the dimensional setback requirement of 25' for the purpose of widening the foot print of the previous deck width wise, not towards the road, in the Suburban W/S Zoning District. Subject property is Tax Map U5 Lot 59, 16 Watson Street, owned by Triple 3 Investments, LLC.

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





Town of Pittsfield  
Zoning Board of Adjustment  
85 Main Street  
Pittsfield, NH 03263

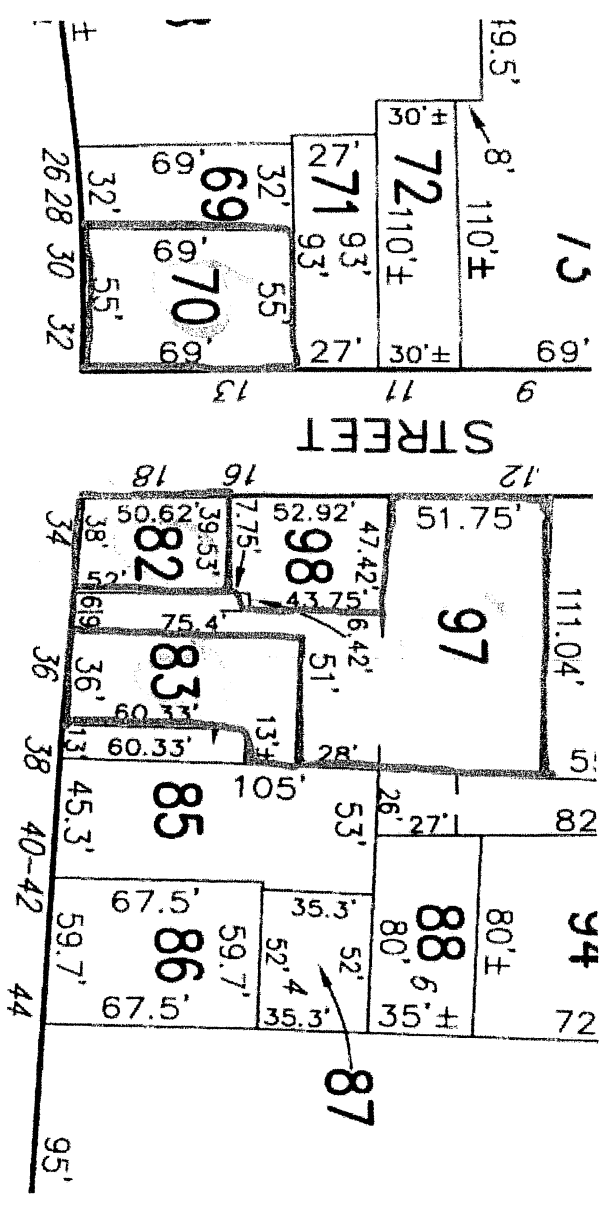
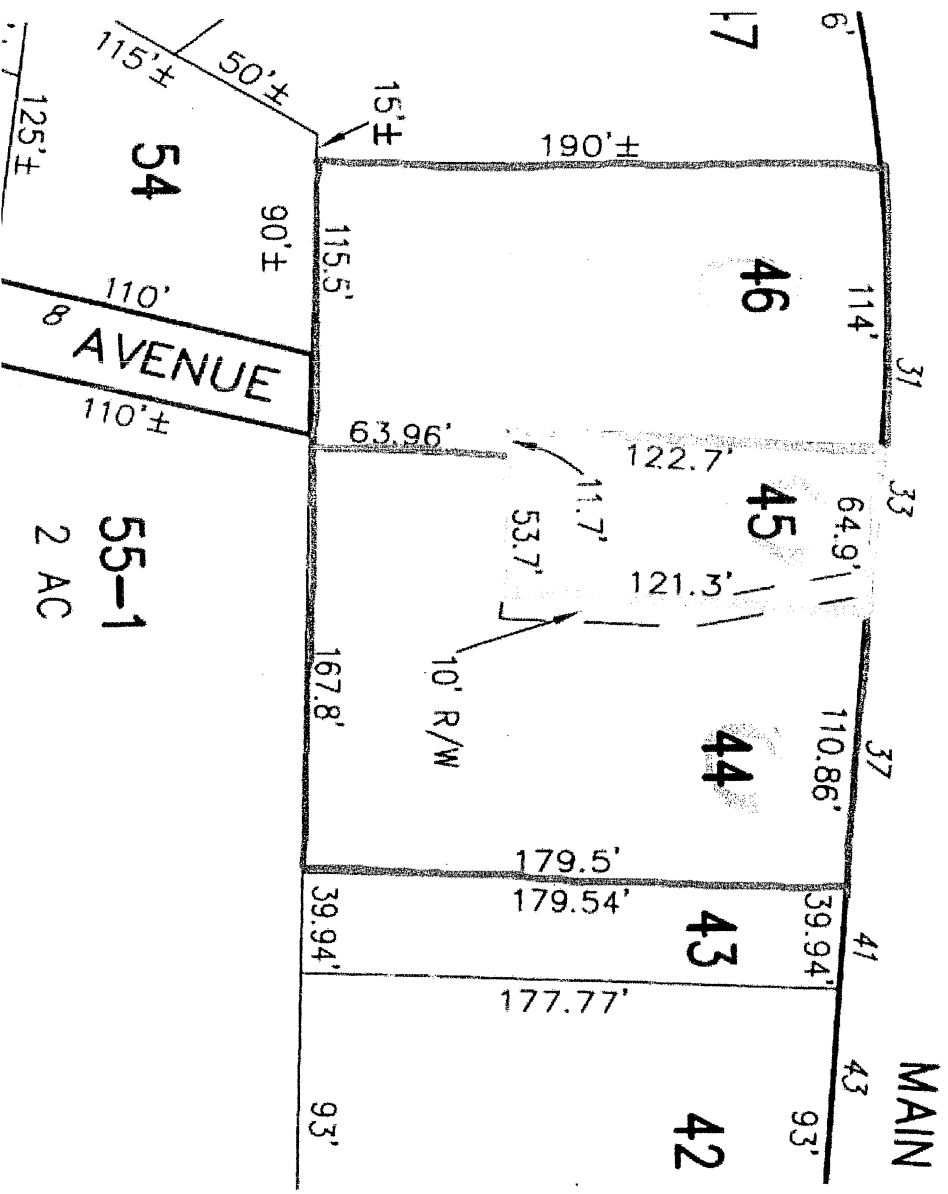
## **Notice of Public Hearing**

The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 674:33, I, (a), (2). And RSA 674:33, I, (b), and RSA 676:7 on an application for a variance from Pittsfield Zoning Ordinance, Article 3, Section 4, (h) Dimensional Regulations - Minimum Setbacks in the Commercial Zoning District.

The time and place of the hearing is Thursday, September 12, 2019, at 6:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicants' name and address are Paul & Gladys Strickhart, 37 Manchester Street, Pittsfield NH 03263.

The proposal is to waive the dimensional setback requirement of 10' for the purpose of additional kitchen space, to be used for a bed-and-breakfast and café; and to establish egresses for the caretaker apartment, and to include an outdoor seating area for café. This project would include a 12' addition to rear of building and proposed deck on North side of building extending 3' into rear setback, in the Commercial Zoning District. Subject property is Tax Map U3 Lot 45, 33 Main Street, owned by Paul & Gladys Strickhart.

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







Town of Pittsfield  
Zoning Board of Adjustment  
85 Main Street  
Pittsfield, NH 03263

## **Notice of Public Hearing**

The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 674:33, I, (a), (2). And RSA 674:33, I, (b), and RSA 676:7 on an application for a variance from Pittsfield Zoning Ordinance, Article 2, Section 3, (b), (1), (2), (4) Accessory Apartment in the Suburban W/S Zoning District.

The time and place of the hearing is Thursday, September 12, 2019, 6:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicant's name and address is Karen & David Greenwood, 41 Cameron Drive, Pittsfield NH 03263.

The proposal is to allow an accessory apartment in an unattached garage, in the Suburban Zoning District. Subject property Tax Map R20-2-1, 41 Cameron Drive.

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

## **Notice of Public Hearing**

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 for an Accessory Dwelling Unit in the Suburban W/S Zoning District, according to Pittsfield Zoning Ordinance, Article 3, Section 3,(b), (2) Special Exception (6) Accessory Apartment.

The time and place of the hearing are Thursday, September 12, 2019, at 6:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicants' name and address is Karen & David Greenwood, 41 Cameron Drive, Pittsfield, NH 03263.

The proposal is to add an Accessory Dwelling Unit to the subject property identified as Tax Map R20, Lot 2-1.

The proposed work area is located at 41 Cameron Drive, Pittsfield NH.

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

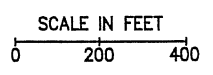


R-34

R-34

MAP  
FIELD  
TIRE

LEGEND	
ADJACENT SHEET NO.	12
HOUSE NUMBER	14
COMMON OWNERSHIP	OR
DEVELOPMENT LOT NO.	②
SCALED DIMENSION	±



R-20

LEGEND	
ADJACENT SHEET NO.	12
HOUSE NUMBER	14
COMMON OWNERSHIP	OR
DEVELOPMENT LOT NO.	②
SCALED DIMENSION	±