



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

THURSDAY, MARCH 2, 2023 - 6:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. AGENDA REVIEW

4. NEW BUSINESS

a. Variance application ZBA 2023-002 – Jack Murray and Slough Creek Investments, LLC, - U3-112, 8 Depot Street

Notice is hereby given that a public hearing will be held Thursday, March 2, 2023, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by Jack Murray, Agent for Slough Creek Investments, LLC., for a variance concerning Article 3 - Zoning Districts, Section 3 – Use Regulations (6) Table of Uses and Districts – Commercial District of the zoning ordinance.

Applicant proposes to replace 1st floor/street level commercial space with three (3) one (1) bedroom apartments and to request relief from Dwelling and Multi-family Dwellings not allowed on the property at 8 Depot Street, Tax Map U3, Lot 112, in the Commercial Zoning District. Subject property is owned by Slough Creek Investments, LLC, P O Box 411, Epping, NH 03042

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

b. Variance application ZBA 2023-004 – Bryan Locke – R4-1-1 Land only Laconia Road

Notice is hereby given that a public hearing will be held Thursday, March 2, 2023, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by Bryan Locke, for a variance concerning Article 3 - Zoning Districts, Section 4 – Dimensional Regulations (h) Table of Dimensional Requirements – Light Industrial/Commercial District of the zoning ordinance.

Applicant proposes to create an access road within the 25-foot setback surrounding the whole project of a storage facility with solar panels and outside storage on the property on Laconia Road, Tax Map R4, Lot 1-1, in the Light Industrial/Commercial Zoning District. Subject property is owned by Bryan Locke, P O Box 303 Pittsfield, NH 03263.

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

5. OLD BUSINESS

**a. Special Exception application ZBA 2023-001– Bryan Locke – R4-1-1 Land only
Laconia Road – continuation from January 5, 2023.**

The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 674:33, IV, and RSA 676:7 on application ZBA 2023-001 for a special exception in the Light Industrial /Commercial zoning district, according to Pittsfield Zoning Ordinance, Article 3 -Zoning Districts, Section 3 -Use Regulations, (6) Table of Uses and Districts – Self Storage Units, Outside Storage, and Solar Panel Field. The applicant’s name and address are Bryan Locke, P O Box 303, Pittsfield, NH 03263.

The time and place of the hearing are Thursday, January 5, 2023, during the regularly scheduled ZBA meeting that starts at 6:00 P.M., at the Pittsfield Town Hall.

The proposal is to allow 5 storage unit buildings with solar panels/solar farm, and outside storage for cars, trucks, boats, campers, and equipment at the subject property identified as Tax Map R4, Lot 1-1, located on Laconia Road, Pittsfield, NH, and owned by Bryan Locke.

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

6. ZONING ADMINISTRATOR’S REPORT

7. MEMBERS’ CONCERNS – Navigating the Planning and Zoning Handbook webinar slides to show the changes in the Office of Planning and Development Guide, Spring Planning and Zoning 2023 Virtual Conference – scheduled for Saturday, April 29, 2023.

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 - ZBA minutes of January 5, 2023

10. ADJOURNMENT