



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

THURSDAY, FEBRUARY 3, 2022 - 6:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. AGENDA REVIEW

4. NEW BUSINESS

a. Variance application - 2022-002

Notice is hereby given that a public hearing will be held Thursday, February 3, 2022, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by Carl Anderson for a variance concerning Article 3, Section 4 (h) Dimensional Regulations – Table of Dimensional Requirements of the zoning ordinance.

Applicant proposes to request relief from the sideline setback requirement and to encroach 3' into both sidelines on the property at 14 Main Street, Tax Map U5, Lot 10, in the Commercial Zoning District. Subject property is owned by Catamount Land & Cattle Co., LLC, 108 Berry Pond Road, Pittsfield, NH 03263.

b. Variance application –2022-003-1

Notice is hereby given that a public hearing will be held Thursday, February 3, 2022, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by OTMF, LLC, D/B/A Over the Moon Farmstead, on application ZBA 2022-003-1, for a variance concerning Article 3 - Zoning Districts, Section 3 - Use Regulations, (b) – Permissibility of Uses by Type and District, (3) - Uses Explicitly Prohibited of the zoning ordinance.

Applicant proposes to construct an additional 12,000 SF building/warehouse on the site to house its Meadery, nano-brewery, and storage on the property at 1253 Upper City Road, Tax Map R17, Lot 2, in the Rural Zoning District. Subject property is owned by OTMF, LLC, 1253 Upper City Road, Pittsfield, NH 03263.

c. Special Exception application – 2022-003-2

Notice is hereby given that a public hearing will be held Thursday, February 3, 2022, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by OTMF, LLC, D/B/A Over the Moon Farmstead, on application ZBA 2022-003-2, for a Special Exception concerning Article 3 - Zoning Districts, Section 3 - Use Regulations, (b) – Permissibility of Uses by Type and District, (2) - Uses Permitted as Special Exceptions of the zoning ordinance.

Applicant proposes to permit a portion of the area within the farmhouse to be used as a restaurant as an accessory use on the property at 1253 Upper City Road, Tax Map R17, Lot 2, in the Rural Zoning District. Subject property is owned by OTMF, LLC, 1253 Upper City Road, Pittsfield, NH 03263.

d. **Special Exception application – 2022-003-3**

Notice is hereby given that a public hearing will be held Thursday, February 3, 2022, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by OTMF, LLC, D/B/A Over the Moon Farmstead, on application ZBA 2022-003-3, for a Special Exception concerning Article 3 - Zoning Districts, Section 3 - Use Regulations, (b) – Permissibility of Uses by Type and District, (2) - Uses Permitted as Special Exceptions of the zoning ordinance.

Applicant proposes to permit the existing barn's use as a conference center on the property at 1253 Upper City Road, Tax Map R17, Lot 2, in the Rural Zoning District. Subject property is owned by OTMF, LLC, 1253 Upper City Road, Pittsfield, NH 03263.

The two variance and two special exception applications are on file for public inspection at Pittsfield Town Hall, 85 Main Street, Pittsfield, NH.

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 - ZBA minutes of January 6, 2022

10. ADJOURNMENT