



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

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**THURSDAY, JUNE 2, 2022 - 6:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. AGENDA REVIEW**
- 4. NEW BUSINESS**

**a. Appeal of Administrative Decision - 2022-009 – Vertex Tower Assets, LLC/DEMES Investments, LLC.**

The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 676 for an Appeal of an Administrative Decision made by the Pittsfield Planning Board on April 14, 2022, to deny the Major Site Plan Review application submitted by Vertex Tower Assets, LLC., for the construction and operation of a Telecommunications Facility consisting of a 150' tall lattice style tower inside a 60' X 60' fenced-in compound that will be located in the Light Ind./Commercial Zoning District (a portion of the property is in the Suburban Zoning District). The subject property is located on Tax Map R21, Lot 12, 1002 Upper City Road, owned by DEMES Investments, LLC., 49 Pilgrim Drive, Bedford, NH 03110.

The motion to deny falls under Town of Pittsfield Zoning Ordinance **Article 18, Section 18.1 Findings and Intent, D 2**. To reduce **adverse impacts** such facilities may create, including, but not limited to, **impacts on aesthetics**, environmentally sensitive areas, historically significant locations, flight corridors, health and safety by injurious accidents to person and property, and prosperity through **protection of property values**.

The time and place of the hearing are Thursday, June 2, 2022, during the regularly scheduled meeting of the ZBA beginning at 6:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicant's name and address are Vertex Tower Assets, LLC., 225 Dyer Street, Providence, RI 02903.

The purpose of the appeal is to overturn the Town of Pittsfield Planning Board's denial from April 14, 2022.

The application for an appeal of an administrative decision is on file for public inspection at the Town Hall, 85 Main Street, Pittsfield, NH.

**b. Appeal of Administration Decision –2022-007 – Paul Rogers**

The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 676 for an Appeal of Administrative Decision ZBA #2022-007 on Notice of Zoning

Violation issued by Code Compliance Officer Scott LaCroix, to Paul Rogers on April 11, 2022. The appeal is requesting the reversal of the Notice of Zoning Violation and to grant any such further relief as the ZBA deems just and equitable.

The appeal is for the Notice of Zoning Violation issued on April 11, 2022, by Code Compliance Officer Scott LaCroix regarding the rental of rooms at 96 Fairview Drive (in the Suburban W & S zoning district) without a site plan approval from the Pittsfield Planning Board, which was required by the ZBA's notice of decision signed and dated December 6, 2021 - Condition 5: Requirement that a site plan review is needed from the Pittsfield Planning Board - Corrective action needed – All rental of rooms must cease and an immediate inspection from the Fire Department and Code Enforcement Office must take place to verify compliance & apply to go before the Planning Board for a Site Plan Review.

The time and place of the hearing are Thursday, June 2, 2022, during the regularly scheduled meeting of the ZBA beginning at 6:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicant's name and address are Paul Rogers, 96 Fairview Drive, Pittsfield, NH 03263.

The application for an appeal of an administrative decision is on file for public inspection at the Town Hall, 85 Main Street, Pittsfield, NH.

**c. Special Exception application – 2022-006 – Jennifer Brigham/Joshua Shea**

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 keeping poultry in the Suburban W & S zoning district, according to Pittsfield Zoning Ordinance, Article 3, Section 3(b)(2) Special Exception (6) Agriculture – as to the keeping of livestock, poultry, or other animals.

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 applicants' names and addresses are Joshua Shea & Jennifer Brigham, 34 Watson Street, Pittsfield, NH 03263.

The proposal is to allow poultry at the subject property identified as Tax Map U5, Lot 64, owned by Joshua Shea, 34 Watson Street, Pittsfield NH.

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

**d. Special Exception application – 2022-008 – Henry Demers III**

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.

**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 April 7, 2022**

**10. ADJOURNMENT**