



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

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**THURSDAY, APRIL 6, 2023 - 6:00 P.M.**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. AGENDA REVIEW**

**4. NEW BUSINESS**

**a. Vote for Chairman and Vice Chairman for the ensuing year.**

**b. Variance application ZBA 2023-005 – Jack Murray applicant, Slough Creek Investments, LLC, owner - U3-112, 8 Depot Street and U3-114, 4 Franklin Street.**

Notice is hereby given that a public hearing will be held Thursday, April 6, 2023, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by Jack Murray (applicant P O Box 411, Epping, NH 03042) for variance ZBA 2023-05 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 1<sup>st</sup> 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, and utilize parking spaces from U3-114 4 Franklin Street to satisfy 1 parking space per 1 bedroom apartment, in the Commercial Zoning District.

Subject property is owned by Slough Creek Investments, LLC, P O Box 359, Hampton, NH 03843.

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

**c. Variance application ZBA 2023-003 – Miriam Fenton and Timothy Theis applicants, Ultra Empires, LLC., owner – U3-110, 4 Depot Street.**

Notice is hereby given that a public hearing will be held Thursday, April 6, 2023, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by Miriam Fenton & Timothy Theis for a variance concerning Article 3 – Zoning Districts, Section 3 – Use Regulations, (6) Table of Uses and Districts of the zoning ordinance.

Applicant proposes to request relief from the requirement of a commercial unit being on the 1<sup>st</sup> floor of the building in a Commercial Zoning District and turning the commercial unit into a 2 or 3-bedroom

apartment. The property is located at 4 Depot Street, Tax Map U3, Lot 110, in the Commercial Zoning District.

Subject property is owned by Ultra Empires LLC, 47 Beachview Terrace, Malden, MA 02148.

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

**d. Variance application ZBA 2023-006 – Dennis Dandawa applicant, Paul Rogers owner – R22-29, 96 Fairview Drive. REQUEST TO POSTPONE BY APPLICANT.**

Notice is hereby given that a public hearing will be held Thursday, April 6, 2023, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by Dennis Dandawa (applicant 2A Blueberry Road, Derry, NH 03038), for variance ZBA 2023-06 concerning Article 2 – Interpretation Rules and Definitions, Article 3 – Zoning Districts, Section 3 – Use Regulations (6) Table of Uses and Districts – Airbnb’s and Short-Term Rental of rooms are not found in either article of the zoning ordinance.

Applicant proposes to open a business of Renting Rooms, Short-Term Rentals, and Airbnb on the property at 96 Fairview Drive, Tax Map R22, Lot 29, in the Suburban W & S Zoning District.

Subject property is owned by Paul Rogers 96 Fairview Drive, Pittsfield, NH 03263.

The variance application is 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**

**10. ADJOURNMENT**