



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

THURSDAY, JUNE 1, 2023 - 6:00 P.M.

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

- a. Variance application ZBA 2023-007 – Pittsfield Planning Board, Ray Ramsey Chair, and Matt St. George Vice-chair, applicants - Miriam Fenton and Timothy Theis applicants, Ultra Empires, LLC., owner – U3-110, 4 Depot Street.**

The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 676, for an Appeal of the Administrative Decision on variance application ZBA #2023-003 on the approval for Ultra Empires LLC, 47 Beachview Terrace, Malden, MA 02148, U3-110, granted by the ZBA at the April 6, 2023 meeting. The appeal is requesting the reversal of the variance approval, based on question #1 of the variance application being denied by at least 3 members of the ZBA, and also due to the lack of parking spaces onsite or via a deeded agreement with another property owner, for the additional apartment space.

The time and place of the hearing are Thursday, June 1, 2023, 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 Town of Pittsfield Planning Board - Chair Ray Ramsey and Vice-chair Matt St. George, 85 Main Street, 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.

- b. Variance Application ZBA 2023-008 John Feeny applicant, Robert N. Feeny Revocable Trust, owner R39-23 53 Kaime Road.**

Notice is hereby given that a public hearing will be held Thursday, June 1, 2023, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by John Feeny for Marjorie Feeny Trustee, of the Robert N. Feeny Revocable Trust, for ZBA 2023-008 variance application concerning Article 3, Section 4 (h) Dimensional Regulations – Table of Dimensional Requirements of the zoning ordinance.

The applicant proposes to request relief from the minimum lot frontage requirement of 150' to 109.6' to allow for a subdivision of the barn known as "*Seconds To Go*" from the main house on the property at 53 Kaime Road, Tax Map R39, Lot 23, in the Light Industrial/Commercial Zoning District.

The subject property is owned by Robert N. Feeny Revocable Trust and is located at 53 Kaime Road, Pittsfield, NH 03263.

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

c. Variance application ZBA 2023-009 – Geoffrey and Danielle Roberts applicants and owners, U1-28, 16 Bow Street.

Notice is hereby given that a public hearing will be held Thursday, June 1, 2023, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by Geoffrey and Danielle Roberts for variance ZBA 2023-009 concerning Article 3, Section 4 (h) Dimensional Regulations – Table of Dimensional Requirements for Suburban Water and Sewer zoning district of the zoning ordinance.

The applicant proposes to request relief from the front setback requirement of 25' and to encroach 25' into the front setback on the property at 16 Bow Street, Tax Map U1, Lot 28, in the Suburban W and S Zoning District. The subject property is owned by Geoffrey and Danielle Roberts, 16 Bow Street, 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