



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

THURSDAY, MARCH 7, 2024 - 6:00 P.M.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. AGENDA REVIEW**
- 4. OLD BUSINESS –**
 - a. SPECIAL EXCEPTION APPLICATION CONTINUED FROM 01/18/2024 ZBA 2024-001 CHRISTOPHER LEPKOWSKI, U1-11, 6 TILTON HILL ROAD.**

Notice is hereby given that a public hearing will be held Thursday, March 7, 2024 (continuing from January 18, 2024), during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by Christopher Lepkowski (37 Williams Way, Wilton NH 03086) for special exception ZBA 2024-001 concerning Article 3 – Zoning Districts, Section 3 – Use Regulations, (6) Table of Uses and Districts – Dwelling Multifamily in Urban District of the zoning ordinance.

Applicant proposes to demolish the existing barn and close up the repairs to the existing breezeway between the main structure and the barn. Build a new structure of approximately 28' X 38' with a footprint in the same orientation, with the southeast corner of the new construction at the same location as the barn's southeast corner. The new structure will contain two dwelling units and will be two stories with a total height of approximately 30'. Applicant requests relief from Dwelling and Multi-family Dwellings not being allowed on the property without a special exception in the Urban zoning district.

The subject property is located at 6 Tilton Hill Road, Tax Map U1, Lot 11, and is owned by Christopher Lepkowski (37 Williams Way, Wilton NH 03086).

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

5. NEW BUSINESS

a. VARIANCE APPLICATION ZBA 2024-002 GARY H. COTE, U4-49, 15 MAIN STREET.

Notice is hereby given that a public hearing will be held Thursday, March 7, 2024, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by Gary H. Cote, for variance ZBA 2024-002 concerning Article 4 – Nonconforming Uses & Lots, Section 3 – Nonconforming Uses– (a) Continuance of Nonconforming Activities – (2) The Nonconforming Activity shall not expand into any indoor or outdoor space that the Nonconforming Activity has not occupied as a Nonconforming Activity, in the Commercial District of the zoning ordinance.

The applicant proposes to alter the second floor of the barn to a one-bedroom apartment, thus making this property a four-family structure on the property at 15 Main Street, Tax Map U3, Lot 49. Subject property is owned by Gary H. & Cara L. Cote, 15 Main Street, Pittsfield, NH 03263.

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

b. VARIANCE APPLICATION ZBA 2024-003 JILL & MATTHEW FUDALA, R21-8, 85 NORRIS ROAD.

Notice is hereby given that a public hearing will be held Thursday, March 7, 2024, during the ZBA meeting beginning at 6:00 PM, at Pittsfield Town Hall, on a request by Jill & Matthew Fudala, for variance ZBA 2024-003 concerning Article 3– Zoning Districts – Section 4 Dimensional Regulations – (h) Table of Dimensional Requirements in the Rural District of the zoning ordinance.

The applicant proposes to allow less than the required 50' road setback for the addition being built on the current farmstand, which currently has a 38' road setback. The new addition will have a 40' setback on the property at 85 Norris Road, Tax Map R21, Lot 8. Subject property is owned by Jill & Matthew Fudala, 85 Norris Road, Pittsfield, NH 03263.

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

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

10. ADJOURNMENT