

ZBA Agenda
March 22, 2021

7:00 p.m. Meeting Convenes / Roll Call / General Business (quorum 3/5)

- | | | |
|---------------------------------|-------------------------|------------------------------|
| 1) Billie Maloney, Chair | 4) Rick Snyder, PB Alt. | |
| 2) Kevin Scott, Vice Chair | 5) William Gregsak | |
| 3) Jack Cannon | 6) Vacancy | 7) Joseph Hagan, BOS Liaison |

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| I. Call to Order, Roll Call | |
| II. Non-Public | 91-A:3(II)(e) Consider advice of legal counsel |
| III. Correspondence | |
| IV. Updates | |
| V. Unfinished Business: | Approve Minutes for February 23, 2021 |
| VI. Meeting Business | Considerations of Request for Rehearings (2) |
| VII. Public Hearings: | Continuances (3) |

Reading of Public Notice.
NEW BUSINESS:

MEETINGS:

6 PM:

1. Consideration of the request for rehearing from William R. Reishus and Corinna L. Reishus d/b/a Triad Winery for a denial of a variance from Article 5, Section 5.3.4 (prohibited uses in the R-1 zone) to permit a commercial use in the Zone R-1 including the construction of an approximately 12'x16' building on the premises with outdoor seating for a wine tasting area with ancillary uses, for the sale of wine products, including the sales of bottles of wine on the premises for off-site consumption

On the premises known as 413 Lane Road, Map/Lot 011-054-002 in the R-1 Residential zoning district

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

6:30 PM:

2. Consideration of a request for a rehearing from Steven & Leokadia Castrigno, Jason M. Holt, Erin L. Holt, Rob Varsalone, Charles and Nora Russek of the decision to grant a Special Exception under Article 5, Section 5.3.3.9 to to Patrick J. Connelly & Daniela Connelly, Trustees of the Connelly Family Trust to permit agritourism to host farm related education, health and wellness seminars, retreats and weddings to be held outdoors and/or under rental tents (now owned by the applicants) with rented portable toilets. Parking would be directed off street to a large former riding paddock

On the premises known as Map 002-091-000, 522 Haverhill Road in the R-1 Zoning District

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

PUBLIC HEARINGS

7:00 PM:

3. The continuation of the application of Promised Land Survey, LLC on behalf of the MacLean Family Revocable Trust of 2018 for a Variance from Article 5, Section 5.3.5, Table 1 (Table of Dimensional Requirements) of the Ordinance to permit an existing house lot with 40' of frontage where 290' are required

On the premises known as map 002-082-000, 82 Pulpit Rock Road in the R-1 Zoning District

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

[illegible]

7:30 PM:

4. The continuation of the application of Jacob M. Josef and Lauren R. Josef for a Variance from Article 5, Section 5.3.4 to permit limited short-term rental of the property

On the premises known as Map/Lot 001-059-000, **87** Harantis Lake Road in the R-1 Residential zoning district

Opened @	Members Voting
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Close Public / Deliberations @

Motion _____ Second _____ Vote _____
Conditions _____

[illegible]

8:00 PM:

The continuation of the application of Steven J. Moore and Jill E. Moore for Variances

From Article 9, Section 4.7 of the Ordinance to permit a 1,846.16 SF Accessory Dwelling Unit (ADU) where the maximum square footage allowed is 1,000 SF and from Article 3, Section 3.1 of the Ordinance to Permit an ADU to omit a sprinkler system required per Chester Building Code which is not required by State Building Code RSA 674:51 and a Special Exception permitted by Article 11, Section 4 of the Ordinance to create an attached Accessory Dwelling Unit

On the premises known as Map/Lot 002-063-000, 38 Hart Roberts Road in the R-1 Residential zoning district

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____
