

**SWANZEY ZONING BOARD OF ADJUSTMENT AGENDA
MAY 16, 2016**

The regular meeting of the Swanzey Zoning Board of Adjustment will be held on Monday, May 16, 2016 at 7:00 p.m. at the Swanzey Town Hall, 620 Old Homestead Highway, Swanzey, NH. The agenda will be as follows:

1. Appointment of alternate member: 1 term to expire at Town Meeting 2018.
2. Public Hearing – Request for variance. Timothy Cloutier and Ryan Kottke request a variance from Section III.S.12 to permit the installation of freestanding signs for businesses that are not located on the premises. The location of the signs is on property shown at Tax Map 3, Lot 4, owned by Kate Donovan, LLC. The lot is situated in the Business District. Continued from April 18, 2016 at the request of the applicants.
3. Public Hearing – Request for variance. Daniel Shustock requests a variance from Sections IV.B.3. and XI.B. to permit the expansion and re-construction of a home that does not meet required setbacks. The property is located at 440 Homestead Avenue and is situated in the Residence District. The property is shown at Tax Map 70, Lot 15. Continued from April 18, 2016.
4. Public Hearing – Request for variance. Diane Dunham requests a variance from Section XI.B.1. to permit the expansion of a non-conforming structure; specifically, the addition of a basement to the structure. The property is located at 86 Westport Village Road and is situated in the Residence District. The property is shown at Tax Map 88, Lot 26.
5. Public Hearing – Request for variance. Ketola Contracting, LLC requests a variance from Section XI.B.1. to permit the construction of a new house that expands the volume of the current non-conforming structure (which will be demolished). The property is located at 39 Lake Shore Road and is situated in the Residence and Shoreland Protection Districts. The property is shown at Tax Map 18, Lot 117 and is owned by James & Kathleen Newton.
6. Public Hearing – Request for special exception. Steve Buswell requests a special exception from Section IV.B.2.d. to permit the construction of an accessory building (garage) in excess of 1,000 s.f. The property is located at 162 Cobble Hill

Road and is situated in the Residence District. The property is shown at Tax Map 82, Lot 3-2.

7. Public Hearing – Request for special exception. Paul Thomas requests a special exception from Section V.B.2 to permit the construction of multi-family housing (1 existing unit and 16 new units) on property situated at 115 Old Homestead Highway. The property is situated in the Business and Shoreland Protection Zoning Districts and is shown at Tax Map 37, Lot 7.
8. Request for Re-hearing. Richard Dell’Erba requests that the board grant a re-hearing on his variance application that was denied on March 21, 2016. The property is located at 85 Wilson Pond Road and is shown at Tax Map 19, Lot 26.
9. Discussion regarding change in meeting time.
10. Other matters as may be required.