



TOWN OF NEW IPSWICH

661 Turnpike Rd, New Ipswich, NH 03071

ZONING BOARD OF ADJUSTMENTS



February 1, 2024 Thursday 6:00 PM

AGENDA

1. Application Reviews

- a. **Case ZBA-2024-2:** Application for an appeal of administrative decision of the Board of Selectmen to be reviewed from Dean Pacheco, Map 3 Lot 92-2, 110 Lower Pratt Pond Road, requested from Article 2, Section IV of the Zoning Ordinance in question to appeal stop order.
- b. **Case ZBA-2024-3:** Application review for Pilot Realty, LLC, Map 12 Lot 10-1, 151 Main Street for a variance requested from Article XII, Section B of the Zoning Ordinance to permit a proposed use of allowing a group home on parcel.
- c. **Case ZBA-2024-4:** Application for a Request for Rehearing of a Zoning Board of Adjustments' written decision to deny an application for a motion of rehearing of a Planning Board's decision also known as, SP23-2 requested from Article XIV, Section C (3) of the Zoning Ordinance (rehearings) from Richard Craig and Sharin Smeeth.

2. Public Hearings

- a. **Case ZBA-2023-13:** Special exception from Benjamin Soderstrom, Map3/Lot99, 122 Lower Pratt Pond Road requested from Article 13, Section N of the Zoning Ordinance to permit the construction of a detached ADU on the parcel.
- b. **Case ZBA-2024-1:** Special exception from Graham Heagy, Map 8/ Lot 90-3, 40 Smithville Road, requesting from Article 13, Section N of Zoning Ordinance to permit construction of apartment above garage (ADU).

3. Old Business

- a. Approval of meeting minutes from January 4, 2023.
- b. Amendment to the Request for Rehearing application.

Notes:

- a. Times and order of topics are subject to change.
- b. This meeting may be recorded and live streamed on Chanel 22 or 1072.

Submitted by, *Jennifer Worth* - Land Use Clerk

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