



TOWN OF NEW IPSWICH

661 Turnpike Rd, New Ipswich, NH 03071

ZONING BOARD OF ADJUSTMENT



April 11, 2024 Thursday 6:00 PM

AGENDA

1. Application Review

- a. **Case ZBA-2024-6:** Application review for Benjamin & Chelsea Hatcher, Map 15B Lot 1, 159 Greenville Road for a variance requested from Article VI Section B of the zoning ordinance to permit an expanded business use to include short-stay rental(s) to planned event venue.
- b. **Case ZBA-2024-7:** Application review for Greg Somero, Map 11, Lot 46-2 (Future 46-4), Thayer Road a variance requested from Article X Section A:1 and Article X Section D:4.b(1) of the zoning ordinance to permit building box replacement outside the contiguous one acre Conservation District development area and wetland setback encroachment; and the placement of a residential driveway that would encroach the 50-foot wetland setback area.

2. Old Business

- a. Approval of meeting minutes from March 7, 2024.
- b. Amendment to the variance application to remove the language, *If you are applying for a variance, you must first have some form of determination that your proposed use is not permitted without a variance. Most often this determination is a denial of a building permit. A copy of the determination must be attached to your 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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