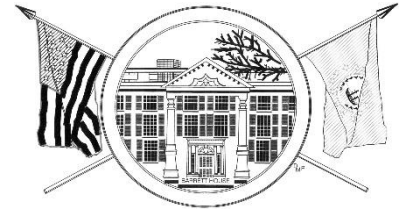


TOWN OF NEW IPSWICH

661 Turnpike Rd New Ipswich NH 03071

ZONING BOARD OF ADJUSTMENT



Meeting Agenda 13-July 2023 at 7:00 PM ZONING BOARD OF ADJUSTMENT

The New Ipswich Zoning Board of Adjustment will hold hearings and application reviews on Thursday, 13-July 2023 starting at 7:00 PM. in the Town Office. All are invited to attend.

Hearings:

- 7:10 PM [Case ZBA-2023-07] Jane H Williams requesting a special exception in accordance with Article XIII – Section N for the property at 158 Appleton Road [Map 7 – Lot 24] to construct an Accessory Dwelling Unit [ADU] to provide residential housing for a family member.
- 7:45 PM [Case ZBA-2023-6] William Van de Water requesting a special exception in accordance with Article VI – Section C.7 for the property at 400 Temple Rd [Map 10 Lot 20-5] to allow the operation of a residential group home to provide transitional housing for 8-12 exploited women and their pre-teen children for up 24 months before moving-on to independent living. The property is a former nunnery with 17 bedrooms and 8 bathrooms. The special exception is necessary in accordance with Article XIII – Sections A.2 and A.3.

Application Reviews:

- 8:20 PM [Case ZBA-2023-08] Juha and Kathryn Seppala requesting a special exception in accordance with Article XIII – Section N for the property at 57 Fox Farm Road [Map 8 – Lot 42] to construct an Accessory Dwelling Unit [ADU] over an attached garage to be built onto their existing house to provide residential housing for a family member.
- 8:55 PM [Case ZBA-2023-09] Richard Craig and Sharin Smeeth of 124 River Road requesting an appeal of an administrative decision by the planning board. The decision, issued on 19-June 2023, approved a site plan application, with conditions, submitted by Jane Elwell of Silver Scone Teas, LLC, located at 99 River Road. The Smeeth's are property abutters and are joined by ten other individuals owning abutting properties to Silver Scone Teas, LLC operating at 99 River Road.

- 9:30 PM [Case ZBA-2023-10] Daniel Cagua-Koo requesting a special exception in accordance with Article XIII – Section N for the property at 57 North Road [Map 7 – Lot 47-2] to construct an Accessory Dwelling Unit [ADU] to replace an existing bedroom.

Old and New Business:

- Review minutes from prior meetings for approval
 - 04-May 2023 Meeting Minutes
 - 01-June 2023 Meeting Minutes
- Review DRAFT ZBA Rules of Procedure
- Review DRAFT Electronic ZBA Application Templates
 - Variance Application
 - Special Exception Application
 - Appeal of an Administrative Decision Application
 - Equitable Waiver of Dimensional Requirements Application

Notes:

- Times and order of topics are subject to change.
- This meeting may be recorded and live streamed on Chanel 22 or 1071.

Submitted by,

Jeffrey Carter

Land Use Clerk

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