

**Zoning Board of Adjustment  
Meeting Minutes  
May 8, 2025**

The Zoning Board of Adjustment (ZBA) held a meeting at the Town Office, 661 Turnpike Road, New Ipswich, New Hampshire, on Thursday, May 8, 2025, at 7:00PM.

**1. Call to Order and Seating of Alternate**

Chair Danielle Sikkila called the meeting to order at 7:02 PM.

Present at the meeting were Chair Danielle Sikkila, Vice Chair Walker Farrey, members David Lage, Jeff Muhonen, Dwayne White, Alternate Michelle Saari and staff ZBA Clerk Jennifer Worth.

**2. Application Reviews**

**Case ZBA 2025 1:** for a special exception from Mittleider Family Trust, Map 11 Lot 27, 102 Thayer Road, requested from Article XIII Section N (1,3. b) of the Zoning Ordinance to permit a 29x50 carriage shed style Accessory Dwelling Unit (ADU).

The applicant was not in attendance. The board reviews the application and confirms that there are six abutters. The board would like to view construction plans of the ADU at the public hearing.

David Lage motions to accept the application as complete pending the applicant submit a site plan with location of the proposed ADU and elevation details. Dwayne White seconds. All in favor. The motion passed unanimously.

The public hearing is scheduled for June 5, 2025, at 7:50PM.

**Case ZBA 2025 2:** for a special exception from Daniel and Patricia Chalke, Map 16A Lot 32, 4 Lafleur Drive, requested from Article XIII Section N of the Zoning Ordinance to permit a 12x24 Accessory Dwelling Unit (ADU).

The applicant was not in attendance. The board reviews the application and confirms that there are eight abutters. The board went over the letter from the Building Inspector/Code Enforcement Officer. See records on town file. The clerk will inform the Code Enforcement Officer that they would like an inspection done of the ADU to make sure the ADU follows NH State building codes.

David Lage motions to accept the application pending the applicant's notification of the additional abutters and a plan that shows the ADU to scale on at site plan with elevation lines of the building. Jeff Muhonen seconds. All in favor. The motion passed unanimously.

The public hearing is scheduled for June 5, 2025, at 7:30PM.

The applicant arrived after the board review. The applicant was able to provide documentation of adequate septic plans for ADU.

**Case ZBA 2025 3:** for a special exception from Michael and Elizabeth Bangs, Map 2 Lot 3H-A, 257 Timbertop Road, requested from Article XIII Section N of the Zoning Ordinance to permit an attached Accessory Dwelling Unit (ADU) inside garage.

The board reviews the application and confirms that there are six abutters.

David Lage motions to accept the application as complete. Dwayne White seconds. All in favor. The motion passed unanimously.

The public hearing is scheduled for June 5, 2025, at 7:05PM.

3. **Approval of Minutes**

Walker Farrey motioned to approve the meeting minutes upon amendments from January 9, 2025. David Lage seconds. All in favor. The motion passed unanimously.

4. **New Business**

David Lage would like to motion Danielle Sikkila for a one-year term as Chair of the ZBA. Dwayne White seconds. All in favor. The motion passed unanimously.

Dwayne White nominated Walker Farrey for a one-year term as Vice Chair of the ZBA. Danielle Sikkila seconds. The motions passed unanimously.

Food Trucks – There has been a request to the ZBA to define the zoning ordinances (ZO) and regulations on Food Trucks. The ZO does not define Food Trucks and is not permissible per the ZO. Therefore, anyone wishing to own and operate a food truck from a residential parcel would need to appeal to the ZBA for a variance. If any food trucks would like to operate on a parcel that is not owned by the owner of the food truck, the food truck owner would need documentation stating they are permitted to operate on the property, then get approval from the ZBA. Food trucks are not applicable for the Hawkers, Peddlers and Itinerant Vendors Permit. A food truck wishing to be on a parcel zoned for residency on the lot with none, will also need a site plan review by the Planning Board.

Brook Haven Wetlands – There was a recent amended revision of the subdivision plan that now requires a wetland crossing. The Planning Board did not approve the amended revision with a condition that the applicant would need to come before the ZBA for wetland crossing approvals per the ZO. The ZBA questions if the subdivision review complies. David Lage has brought this to the attention of the Planning Board's Chair.

5. **Adjournment**

Walker Farrey motioned to adjourn the meeting at 8:50 PM. David Lage seconded. All in favor. The motion passed unanimously.

Respectfully Submitted,

*Jennifer Worth*  
Administrative Support