TOWN OF SWANZEY

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

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Swanzey Zoning Board of Adjustment
Meeting Agenda for February 24, 2025
7:00 p.m.

The regular meeting of the Swanzey Zoning Board of Adjustment will be held on Monday, February 24, 2025 at 7:00 p.m. at Whitcomb Hall, 17 Main Street, Swanzey. The public may also access the meeting via Zoom by going to www.zoom.us, using the Zoom App, or by calling (929) 205-6099 and entering Meeting ID number 235 370 4380. More information on public access to the meeting is available on the Town's website at: www.swanzeynh.gov.

1) Call to Order

2) Approval of Minutes

   a. December 16, 2024

3) Public Hearings

   a. **ZBA 24-013: Variance –** Jake Checani has requested this application for a variance to Section V, Article B.1 to construct a duplex in the Business District. The subject property is at Tax Map 102, Lot 81. Lot is on the corner of Underwood Road and Lake Street.

   b. **ZBA 24-014: Variance –** Jake Checani has requested this application for a variance to Section V, Article B.3 to construct a duplex within front and rear setbacks, and on a lot under 1 acre in size. The subject property is at Tax Map 102, Lot 81. Lot is on the corner of Underwood Road and Lake Street.

   c. **ZBA 25-001: Variance –** Black Belt LLC has requested this application for a variance to Section VII, Article E.1 to construct a leech field within the 125-foot wetland setback. The subject property is at Tax Map 220, Lot 5.

   d. **ZBA 25-002: Special Exception –** Black Belt LLC has requested this application for a special exception to Section V, Article B.2.g to construct a drive-through facility in the Business District. The subject property is at Tax Map 220, Lot 5.

   e. **ZBA 25-003: Variance –** Fieldstone Land Consultants, PLLC, on behalf of Sapphire Business Park, LLC, is requesting a variance pursuant to the proposed amendment to Section VII, Article D of the Zoning Ordinance to allow a wetland crossing to access a large dry upland area. The subject property is shown at Tax Map 209, Lot 4 and is in the Industrial Park District.

   f. **ZBA 25-004: Variance –** Fieldstone Land Consultants, PLLC, on behalf of 234 Old Homestead Highway Realty, LLC, is requesting a Variance pursuant to the proposed

amendment to Section VII, Article D of the Zoning Ordinance to allow a wetland crossing to access a large dry upland area. The subject property is shown at Tax Map 209, Lot 1 and is located in the Industrial Park District.

4) Other Business

5) Adjournment