TOWN OF SWANZEY

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Swanzey Zoning Board of Adjustment
Meeting Agenda for October 20, 2025
7:00 p.m.

The regular meeting of the Swanzey Zoning Board of Adjustment will be held on Monday, October 20, 2025 at 7:00 p.m. at Whitcomb Hall, 17 Main Street, Swanzey. The meeting will also be live streamed on the Town of Swanzey's Facebook and YouTube pages. 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. September 15, 2025

3) Public Hearings

   a. **ZBA 25-014: Variance (WITHDRAWN) –** Barbara Sheehan and Timothy Foster have requested a variance under Section IV, Article B.3 of the Town of Swanzey Zoning Ordinance to allow placement of a shed within the front setback. The property is located at 21 Waters Edge Road (Tax Map 103, Lot 52) and is in the Residence District.

   b. **ZBA 25-016: Special Exception –** Atlantic Towers have requested a special exception pursuant to Section IV, Article A.2.k of the Zoning Ordinance. The request is to construct a telecommunications facility on property identified as Tax Map 223, Lot 9, located in the Rural/Agricultural District.

   c. **ZBA 25-017: Variance –** Dervis Anber has requested a variance under Section V, Article B.2.b of the Zoning Ordinance. The request seeks permission to allow a multi-family dwelling with three units instead of the required five units. The property is identified as 536 Old Homestead Highway (Tax Map 224 Lot 61) and is in the Business District.

   d. **ZBA 25-018: Special Exception –** Dervis Anber has requested a special exception under Section V, Article B.2.b of the Zoning Ordinance. The request seeks permission to allow a multi-family dwelling in the Business District. Like the previous agenda item, this property is at 536 Old Homestead Highway (Tax Map 224 Lot 61).

4) Other Business

   a. **Request for Rehearing** – ZBA 25-015: 35 Katie Lane Special Exception

5) Adjournment