TOWN OF SWANZEY

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Swanzey Zoning Board of Adjustment
Meeting Agenda for September 15, 2025
7:00 p.m.

The regular meeting of the Swanzey Zoning Board of Adjustment will be held on Monday, September 15, 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. August 18, 2025

3) Public Hearings

   a. **ZBA 25-014: 6:00pm Site Visit at 21 Waters Edge Road –** Following the site visit, the ZBA will reconvene at Whitcomb Hall at 7:00pm

   b. **ZBA 25-014: Variance (CONTINUED FROM 8/18) –** 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.

   c. **ZBA 25-015: Special Exception** – Shane and Jaime Powell have requested a special exception under Section IV, Article A.2.m of the Town of Swanzey Zoning Ordinance to construct an accessory structure measuring 2,700 square feet and 28.5 feet in height. The property is located at 35 Katie Lane (Tax Map 254, Lot 59) and is in the Rural/Agricultural District.

4) Other Business

5) Adjournment