TOWN OF SWANZEY

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

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

The regular meeting of the Swanzey Zoning Board of Adjustment will be held on Monday, December 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. October 20, 2025

3) Public Hearings

   a. **ZBA 25-019: Variance –** George Mayo has requested a variance under Section IV, Article B.3 of the Zoning Ordinance to allow a shed to encroach into the front setback at 65 Wilson Pond Road. The property is identified as Tax Map 106, Lot 20 and is in the Residence District.

4) Other Business

5) Adjournment

Town of Swanzey, New Hampshire
Swanzey Zoning Board of Adjustment (ZBA)
Meeting Minutes – **October 20, 2025**
Whitcomb Hall, Main Street, Swanzey, NH

Note: Draft Minutes are subject to review, correction, and approval by the Board. Review and approval of Minutes generally takes place at the next regularly scheduled meeting of the Board.

CALL TO ORDER:
Chair Adam Mulhearn called to order the meeting at Whitcomb Hall at 7:00 p.m. Other members present were Vice Chair Jay Ward, Ann Karasinski, Bryan Rudgers, and Alternates Pete Delaney, Wayne Lechlider, Jessica Ramsey-Sanchez. Also present were Town Planner, Adam Paquette and Recording Secretary, Susan Ells.

ABSENT:
Lisa Thorne and Alternate Joe Parisi

OTHERS PRESENT:
Chris Swiniarski (Devine Millimet), Brendan Gill, Mark Scalera, Jim & Marcy Jarzabek, Dervis Anber, Mike Harris (BCM Law), Debra and Sean Drower.

REGIONAL IMPACT:
Rudgers made a motion that there was no regional impact. There was a second by Karasinski. All were in favor. With no further discussion, Motion passed.

MINUTES:
The meeting minutes of September 15, 2025 were considered. A motion was made by Ward to approve the minutes as presented. There was a second made by Karasinski. Rudgers abstained since he was not at the meeting; all others were in favor and the m*otion passed.*

PUBLIC HEARING:
A. **ZBA 25-014: Variance (WITHDRAWN) –** Barbara Sheehan and Timothy Foster have requested a variance under Section IV, Article B.3 of the Town of Swanzey Zoning Ordinance to allow placement of a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.

Paquette announced that the request for a variance had been withdrawn and he invited abutters to speak. Marcy and Jim Jarzabek thanked the Board for their time and volunteerism in helping the town. Rudgers thanked them for their understanding and appreciation.

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

SEATING ALTERNATES:
The Chair seated Ramsey for Thorne.

The Board discussed the request for a rehearing. Ward said he feels the same way he did when he voted for the special exception. Heard nothing new in the complaint. He does sympathize but is not an action to take in their decision. Chair Mulhern discussed property value being affected; the board cannot quantify

and asked if anyone heard anything that would support that the values would be decreased. Ramsey said she felt it was a well thought out structure including the esthetics blending in with the surroundings and doesn't believe it would diminish the values. She feels the members of the board were very thoughtful in determining the answers to the required questions. Chair Mulhern agreed. The use of the building is allowed with the special exception. He feels the board focused on the use. Ward said his experience is that it is the right of the property owner to build, and it is the right of the abutter to object, but the zoning ordinance allows the use. Karasinski said she didn't feel the values would be negatively affected and didn't see any additional information in what was presented. The Chair reiterated there were specific questions the board deliberated and made their decisions. He doesn't see anything that would change his answers; the others agreed.

Motion was made by Ward that the Board deny the request for the rehearing for ZBA 25:015 Variance; seconded by Karasinski. Rudgers abstained since he was not at that meeting; all the others agreed. ***Motion approved***.

The Chair opened the public hearing at 7:16pm.

C. **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.

SEATING ALTERNATES:
The Chair seated Lechlider for Thorne.

Paquette described the project on Oliver Hill Road and referred to the memo he provided in the packet. Atlantic Towers is proposing to construct a facility consisting of a 160-foot monopole tower within a 50' by 50' fenced compound which would include a 6-foot chain-link fence and equipment pads designed to accommodate up to four potential carriers. The proposed facility is located off Oliver Hill Road, a Class VI road. He said that Joe DiRusso, DPW, stated that they must provide more details since the road would require substantial improvements to serve as access.

The Board welcomed Chris Swiniarski and Brendan Gill to describe the project. Swiniarski told the Board that they generally prefer to do a basic application for the use before doing a site plan application. He described the project and that they looked at alternative locations. They consider the need and determine the most viable approach.

Ward said that the access road might attract partying. Gill explained that the facility will be fenced off and gated with sensors. The tower is non-climbing without specialized equipment. A swing gate will be installed at the property intersection with the Class VI Road. Lechlider asked if the utilities will come off Oliver Hill; Gill said it would and there would be single phased power and utility poles; gravel packed road to meet DPW design; 20 feet in total width.

Karasinski asked if as a Class VI Road will it be the responsibility of the Town to plow; Gill said that they would handle that if needed, but this is an unmanned facility and with security sensors, so it is not likely to need access. Swiniarski said there would be an indemnification they will sign not holding the Town responsible.

Mulhern asked if there were any alterations likely in the future and Swiniarski stated it was not likely, but would understand they would need to come back to the board if there were.

Ramsey-Sanchez asked if there would be a light for the airport and was told that the initial analysis showed it was not needed; they will be doing a screening with the airport and if it turns out they need one, it would be a new design.

The Chair closed the public hearing; the Board deliberated the checklist for granting a special exception.

1. **The proposed use is similar to one or more of the uses already authorized in the district and is an appropriate location for such a use.**

- Karasinski – yes – it is similar to the one on top of Mt Caesar
- Lechlider – yes
- Rudgers – yes – fits the description of a special exception, good use of the property
- Ward – yes – good to get it away from the main roads
- Mulhearn – yes

2. **Such approval would not reduce the value of any property within the district, not otherwise injurious, obnoxious, or offensive to the neighborhood.**

- Lechlider – yes – very rural – out of the way
- Rudgers - yes
- Ward – yes – well gated, fenced
- Karasinski – yes –
- Mulhearn – yes – property values might be improved by adding the service

3. **There will be no nuisance or serious hazard to vehicles or pedestrians.**

- Rudgers - yes
- Ward - yes
- Lechlider - yes
- Karasinski - yes
- Mulhearn – yes – not likely to have vehicles/pedestrians. There won't be much traffic.

4. **Adequate and appropriate facilities will be provided for the proper operations of the proposed use.**

- Ward – yes – experienced company with a good plan
- Karasinski – yes – good information provided
- Lechlider – yes based on the information provided
- Rudgers - yes
- Mulhearn – yes – good plan, gated, fenced

A motion was made by Lechlider to grant ZBA 25-016: Special Exception, Karasinski seconded – all were in favor and the motion passed.

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. This property is at 536 Old Homestead Highway (Tax Map 224 Lot 61).

E. **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.

Paquette read from the memo he provided in the packet; the applicant is seeking a variance to allow a multi-family dwelling with three units instead of the required five. The special exception seeks permission to allow a multi-family dwelling in the business district. The building is an existing 2-family dwelling; the applicant proposes adding a 3rd unit at ground level; the unit will connect to the existing on-site septic system and well. There is adequate parking; the proposed renovation will be entirely within the existing structure and will not expand the building footprint. Density limits are adequate, and the lot meets acreage and frontage requirements. Paquette feels the request is reasonable. Chair Mulhern asked if the Board could ask questions for both applications and then decide the applications separately. Paquette agreed they could.

SEATING ALTERNATES:
The Chair seated Delany for Thorne for both applications.

The Board welcomed Dervis Anber to describe the requests. Anber said he bought the property from the owner a couple of years ago without a real estate agent. It was a 2-family home and the previous owner had already started the construction of the third unit but Anber discovered there were some building code issues. He worked with the previous code officer and learned the process required to get permits, variances, exceptions, etc. He is coming to the Zoning board to complete the project. He believes the multi-family home might have been built before the 5-unit requirement and said the acreage is a bit too small for 5 units.

Mulhern asked why he wanted 3 units instead of 5; Anber explained that he had intended to finish the house and live there himself; but in the meantime, he now he has a property in Walpole that was his grandmother's; now he financially wants to build the 3rd unit to get rent for all three. Mulhern asked if he is planning to rent or sell; he intends to rent. Ward asked if the laundry room is shared which it is. Mulhern asked about the septic and leach field; Anber said it is adequate. Mulhern asked if he would be managing the property and he said he and his mother handle that, including Monadnock Disposal for trash disposal.

Karasinski asked if the property sloped down to the river and he said it does. Mulhern wondered about whether that would be a safety concern.

Delaney asked if it was built as a one family home, but Anber said it was built as a 2-family home.

The Chair asked if the board had any other questions of Anber. Being there were none, he closed the public hearing for the Special Exception 25-018.

The Board deliberated the checklist for granting a special exception.

1. **The proposed use is similar to one or more of the uses already authorized in the district and is an appropriate location for such a use.**

- Ward – Yes – authorized and special exception, use already authorized in the district
- Delaney – Yes – fits multifamily use
- Rudgers – Yes – already exists
- Karasinski – Yes - appropriate use

- Mulhearn – Yes – it's a qualified use; not overdeveloping the parcel

2. **Such approval would not reduce the value of any property within the district, not otherwise injurious, obnoxious, or offensive to the neighborhood.**
- Delaney – Yes – already a multifamily – no complaints
- Karasinski – Yes – no reason to think it would be offensive
- Rudgers – Yes – no evidence
- Ward – Yes – increase the value of the property and of the neighborhood
- Mulhearn – Yes – use is maintained

3. **There will be no nuisance or serious hazard to vehicles or pedestrians.**
- Karasinski – Yes – currently no nuisance
- Rudgers - Yes
- Ward – Yes – no reason to suspect
- Delaney – Yes
- Mulhearn – Yes

4. **Adequate and appropriate facilities will be provided for the proper operations of the proposed use.**
- Rudgers - Yes
- Ward – Yes – no issues
- Delaney - Yes
- Karasinski - Yes
- Mulhearn – Yes – questions have been answered

A motion was made by Ward to grant ZBA 25-018: Special Exception, Delaney seconded – all were in favor, no discussion and the motion passed.

The Chair opened the public hearing for ZBA 25-017: Variance and asked if there were any questions and if Anber had anything more to add. Anber said he felt there were other multifamily homes in the area, so he doesn't feel there would be concerns from the neighbors. The Chair closed the public hearing at 8:16pm

The Board deliberated the checklist for granting a variance.

1. **Could the variance be granted without being contrary to the public interest?**
- Ward – Yes – public interest is to have reasonable housing in Swanzey
- Delaney – Yes – adding a unit – Swanzey needs the housing
- Karasinski – Yes – he has upgraded to code the deficiencies that were there
- Rudgers - Yes
- Mulhearn – Yes – benefit – no public interest would be harmed.

2. **Would the spirit of the ordinance be observed if the variance were granted?**
- Rudgers – Yes, goes along with #1
- Ward – Yes – it will prevent sprawl and avoids over-developing the property
- Delaney - Yes
- Karasinski – Yes – same reasons as discussed
- Mulhearn – yes – same as #1

3. **Would granting the variance do substantial justice?**

- Karasinski – Yes to the homeowner and the prospective tenants.
- Rudgers – Yes
- Ward – Yes to the homeowner – will use it productively, and to the Town and the State
- Delaney – Yes
- Mulhearn – Yes, justice for applicant and Town.

4. **Could the variance be granted without diminishing surrounding property values?**

- Delaney – Yes – thinks it will increase the value
- Karasinski - Yes
- Rudgers – Yes – no evidence that it would diminish the values
- Ward – Yes – same as Rudgers – in his opinion, would not diminish the values
- Mulhearn - Yes

5. **Do special conditions of the property exist that distinguish it from other properties in the area?**

- Rudgers – Yes, for the reasons mentioned in the discussions.
- Ward – Yes, also because the footprint doesn't need to be changed in order to add the unit.
- Delaney – Yes – no room for 5 units, makes economic sense
- Karasinski – Yes
- Mulhearn - Yes

A.i. Owing to the special conditions of the property that distinguish it from other property in the area, there is not a fair and substantial relationship between the general public purpose of the ordinance and the specific application of the provision to the property?

- Ward – Yes, this property use limits excessive development
- Delaney - Yes
- Karasinski – Yes
- Rudgers - Yes
- Mulhearn - Yes

A.ii. Is the proposed use a reasonable one?

- Delaney - Yes
- Karasinski - Yes
- Rudgers - Yes
- Ward – Yes – fits the use and the need
- Mulhearn – Yes, use is allowed and is reasonable

A motion was made by Karasinski to grant ZBA 25-017: Variance, Delaney seconded – no discussion, all were in favor and the motion passed.

OTHER DISCUSSIONS

Krasinski appreciated Ward explaining and breaking down the questions put before them.

Discussion regarding adding a sound system so the public could hear the discussions better; Paquette said it has been investigated and described the project and said that the cost was very expensive.

ADJOURNMENT
A motion to adjourn was made by Ward and seconded by Rudgers and all were in favor. The motion passed. Adjournment occurred at 8:37pm.

Respectfully Submitted,

Susan Ells, Recording Secretary

Approved on

DRAFT

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

Phone: 603-352-7411 ext. 108
Email: planner@swanzeynh.gov
Web: www.swanzeynh.gov
Address: 620 Old Homestead Hwy

Memorandum – Office of Planning & Economic Development

TO: Zoning Board of Adjustment

FROM: Adam Paquette, Town Planner

DATE: **December 8, 2025**

RE: ZBA # 25-019 – Variance – 65 Wilson Pond Road

Background:

George Mayo has 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 identified as Tax Map 106, Lot 20, located in the Residence District. The lot is approximately 0.15 acres with 50 feet of frontage. Notice of Public Hearing was mailed to abutters on December 4 and published in the Keene Sentinel on December 13.

Discussion:

The applicants are seeking approval to locate a 180 square foot shed within the required 30-foot front setback. The structure is positioned approximately 13 feet from the front property line, resulting in a 17-foot encroachment. It measures approximately 11 feet from the side property line, which is permitted per Section III, Article C.3. The shed was installed without first obtaining a building permit.

Relevant Ordinances

Section III, Article C.3:

3. For residential properties, one (1) single-story storage shed up to two hundred (200) square feet in area may be located up to five (5) feet from the side or rear property lines, but must still comply with the front setback requirement. (Amended March 10, 2020; March 14, 2023)

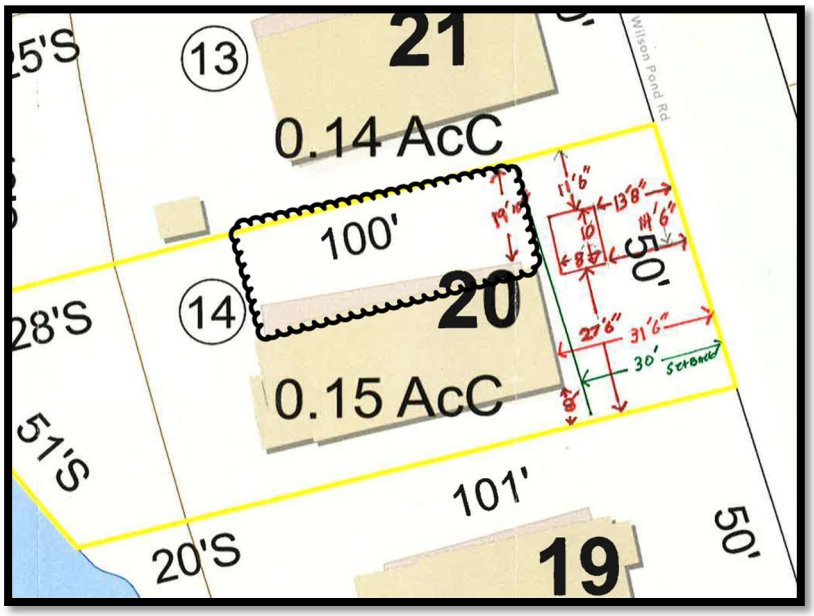
Section IV, Article B.3

3. All lots shall be of at least one (1) acre in size with one hundred fifty (150) feet of frontage on a Town or State maintained road. The front setback is 30 feet from the front property line and 20 feet from the side and rear property lines. (Amended March 11, 2008)

Department Head and Staff Review:

Planning:

1. There may be sufficient space on the north side of the lot for the shed; however, a site walk was not conducted to confirm this. If adequate space is available within the indicated area (black cloud), relocating the shed is recommended to comply with regulations and avoid the need for a variance.



2. Preliminary research by staff indicates that a Shoreland Permit from the NH Department of Environmental Services (NHDES) is likely required. It is the applicants' responsibility to confirm this with NHDES. More information can be found below:
    a. https://www.des.nh.gov/land/waterfront-development/protected-shoreland
    b. Shoreland Phone Number: (603) 271-2147
    c. Shoreland Email: shoreland@des.nh.gov
3. Any motion to approve should come with the following conditions
    a. The applicant must obtain a shoreland permit if required by NHDES.

Attachments:

A. Variance Application
B. Site Photos
C. Tax Map

APPLICATION FOR VARIANCE
TOWN OF SWANZEY (New 1/10; Revised 8/22)

MAP: 106 **LOT:** 20

To: Board of Adjustment, Town of Swanzey:

NAME OF APPLICANT:	**MAILING ADDRESS OF APPLICANT:**
David Arnold Johnson Trust George W. Mayo III, Trustee & David Johnson **Contact phone number:** 603 801 9802	304 Boston Post Rd. Amherst NH 03031
OWNER OF PROPERTY: (If same as applicant, write "same") David Arnold Johnson Trust George W. Mayo Trustee\	**MAILING ADDRESS OF OWNER:** (If same as applicant, write "same") Same as above
LOCATION OF PROPERTY (Give Zoning District in which located & current street address) Wilson Pond 65 Wilson Pond Rd. Wilson Pond Rd., Residential District	

FEES:

- Application fee: $75
- Current rates for Keene Sentinel Legal Notices
- $10/abutter certified mail notice

Fees will be billed and **must** be paid prior to public hearing.

1. ☑ **SITE PLAN** – The site plan need not be done professionally, but **must** be to scale; the scale should be appropriate for the size of the project & the plan must be readable. Plans must indicate the size of the lot in acres or square feet, show the placement of all **existing** and **proposed** buildings on the lot and include setbacks required by the zoning ordinance. The plan must include a written and visual depiction of the scale used.

2. ☑ If applicable, indicate on the Site Plan the location of:
   - septic system and/or leach field
   - water supply
   - curb cuts
   - parking area (and size of parking spaces)
   - waterways
   - wetland areas
   - tree lines
   - drainage ways
   - loading docks
   - underground tank locations
   - impervious surfaces

It is the applicant's responsibility for including all information on the plan that is pertinent to their application and proposed project.

3. ☑ Attach completed and up-to-date listing of ALL abutters with addresses.

4. ☑ Provide a brief description of the project/request.

A Variance is requested from the terms of Section IV, Article B. 3. of the Zoning Regulations of the Town of Swanzey.

FACTS IN SUPPORT OF GRANTING THE VARIANCE:

1. Granting the variance would not be contrary to the public interest because:

Generally, accessory structures are allowed on nonconforming pre-existing lots as they serve to maintain an orderly appearance and presentation of a neat residential location and avoid the havoc of having a yard haphazardly cluttered with tools and equipment (lawnmowers, leaf blowers, grass seeders, chain saws, and other assorted hand tools, etc.) incidental but necessary to maintaining a residence. Additionally, the resident is engaged in part time work doing property maintenance and odd jobs for a handful of local homeonwers and a church in West Swanzey to supplement is Social Security income. The 65 Wilson Pond Rd is also subject to the NH Shore Land Protection Act which restricts structures within the 50 ft of the Reference Line.

2. Granting the variance would observe the spirit of the ordinance because:

The shed is sufficiently located more than 5 ft from the side setbacks for sheds and only encroaches into the 30 ft setback from the road. The entire width (+- a foot or so) of the property abutting the road to a depth of 22 Ft is hot topped and used for parking. The shed is located as far to the right to retain 2 parking spots The shed is located as far from the road as is possible given the location of the actual residence. It is only 80 Sq ft well below the 200 Sq ft allowance. The Wilson Pond Residential District creates many challenges for residents as the lots are extremely small. Between the Shore Land Zoning restrictions and Town Zoning setbacks a significant portion of the lot is encumbered. Accommodations or adjustments to the zoning restrictions are reasonable given the resident has taken care to minimize the encroachment on setbacks to observe the intent and spirit of the zoning regulations on an exceptionally small lot .15 acres. Photos are attached.

3. Granting the variance would do substantial justice because:

The Wilson Pond residential area lots are extremely small in the instant application the lot is only .15 of a full acre there is no place to locate a shed except for in the impervious surface area (parking area 48' W X 22' D) between the main structure and the road. There are numerous examples of different types of encroachments on the setback from the road throughout the Wilson Pond residential area. It would be fair and reasonable to grant the current application for a variance at this location because the encroachment is limited to least amount possible.

4. Granting the variance would not diminish the values of surrounding properties because:

The most recent sale that the applicant is aware of is a residence approximately 5 lots to the north that sold for in excess of $400,000.00 which is amazing given the small size of the lot and structure. Waterfront properties will continue to appreciate as long as they are maintained , updated and not grossly encumbered. or immediately located next to a property that is in need of maintenance, cosmetic or otherwise.

5. Unnecessary Hardship

Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

Wilson Pond waterfront lots like the applicants are the smallest in the residential area. Many are 2 and 3 times the size of the applicants lots allowing for storage sheds for common residential maintenance equipment such as lawn mowers, snowblowers, rakes, and shovels etc.. Denial of the application will require the storing around the structure of residential maintenance equipment which will be unsightly.

A. Owing to the special conditions of the property as set forth above that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

The general public and in the specific case other property owners in the Wilson Pond residential area are not adversely affected by granting the applicants variance request. In fact the shed provides for maintaining all the tools of property maintenance in and orderly and visibly acceptable fashion that supports a well maintained residential area and preserves property values .

and

ii. The proposed use is a reasonable one because:

The proposal is reasonable as it does materially increase impervious surface area of the lot, maintains two 11'W X 22' L parking spots. and corrals the host of home and yard maintenance equipment in a neat and common generally accepted shed.

If the criteria in subparagraph A.i. **and** A.ii. are not established, an unnecessary hardship will be deemed to exist if, and only if:

B. Owing to special conditions of the property as set forth above that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property because:

The issue in then instant case is what constitutes reasonable use of a uniquely small residential lot. It is reasonable for a home owner to have a shed to store home maintenance equipment. It is reasonable to locate the shed in a way that limits encroachment on setbacks to a minimum. The alternative is leaving equipment out in the yard in full view of the neighbors and passers by along with a number of blue tarps in inclement weather.

Note: The definition of "unnecessary hardship" set forth in subparagraph 5 shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

Signature of Applicant Date: 17 NOV 2025

Signature of Property Owner Date: 14 NOV 2025

THIS VARIANCE IS HEREBY:

☐ **GRANTED** ☐ **DENIED**

by the Swanzey Zoning Board of Adjustment. The following are reasons and/or conditions:

CHECKLIST FOR GRANTING A VARIANCE
(for use by Swanzey Zoning Board of Adjustment)

1. Could the variance be granted without being contrary to the public interest?

_____ Yes _____ No

2. Would the spirit of the ordinance be observed if the variance were granted?

_____ Yes _____ No

3. Would granting the variance do substantial justice?

_____ Yes _____ No

4. Could the variance be granted without diminishing surrounding property values?

_____ Yes _____ No

5. Do special conditions of the property exist that distinguish it from other properties in the area?

_____ Yes _____ No

A.i. Owing to the special conditions of the property that distinguish it from other property in the area, there is not a fair and substantial relationship between the general public purpose of the ordinance and the specific application of the provision to the property?

_____ Yes/Agree

_____ No

And

A.ii. Is the proposed use a reasonable one?

_____ Yes

_____ No

If the criteria in subparagraph A.i. **and** A.ii. are not met, an unnecessary hardship will be deemed to exist if, and only if:

B. Owing to the special conditions of the property that distinguish it from other properties in the area the property cannot be reasonably used in strict conformance with the ordinance, and a variance is necessary to enable a reasonable use of the property:

_____ Yes

_____ No

If the answer to questions 1, 2, 3, 4 and 5 (5A or 5B) is "yes," the variance should be granted.

If the applicant fails to meet any one of the five variance requirements (1, 2, 3, 4 and/or 5), it cannot be legally granted and should be denied. Note: The applicant only needs to meet either 5A or 5B to satisfy criteria 5.

ABUTTERS

66 Wilson Pond Rd. N. SWANZEY
JAY R. Macphail

64 Wilson Pond N. SWANZEY
Donna L. Lowe Rev Trust

68 Wilson Pond Rd. N. SWANZEY
Colleen ADAMS + Charlotte Small

69 Wilson Pond Rd. N. SWANZEY
Nathan JACOBS

63 Wilson Pond Rd. N. SWANZEY
Gloria LUNEAU
Ronald LUNEAU
Renee Steckeef
2 Shelter St. Derby CT 06418

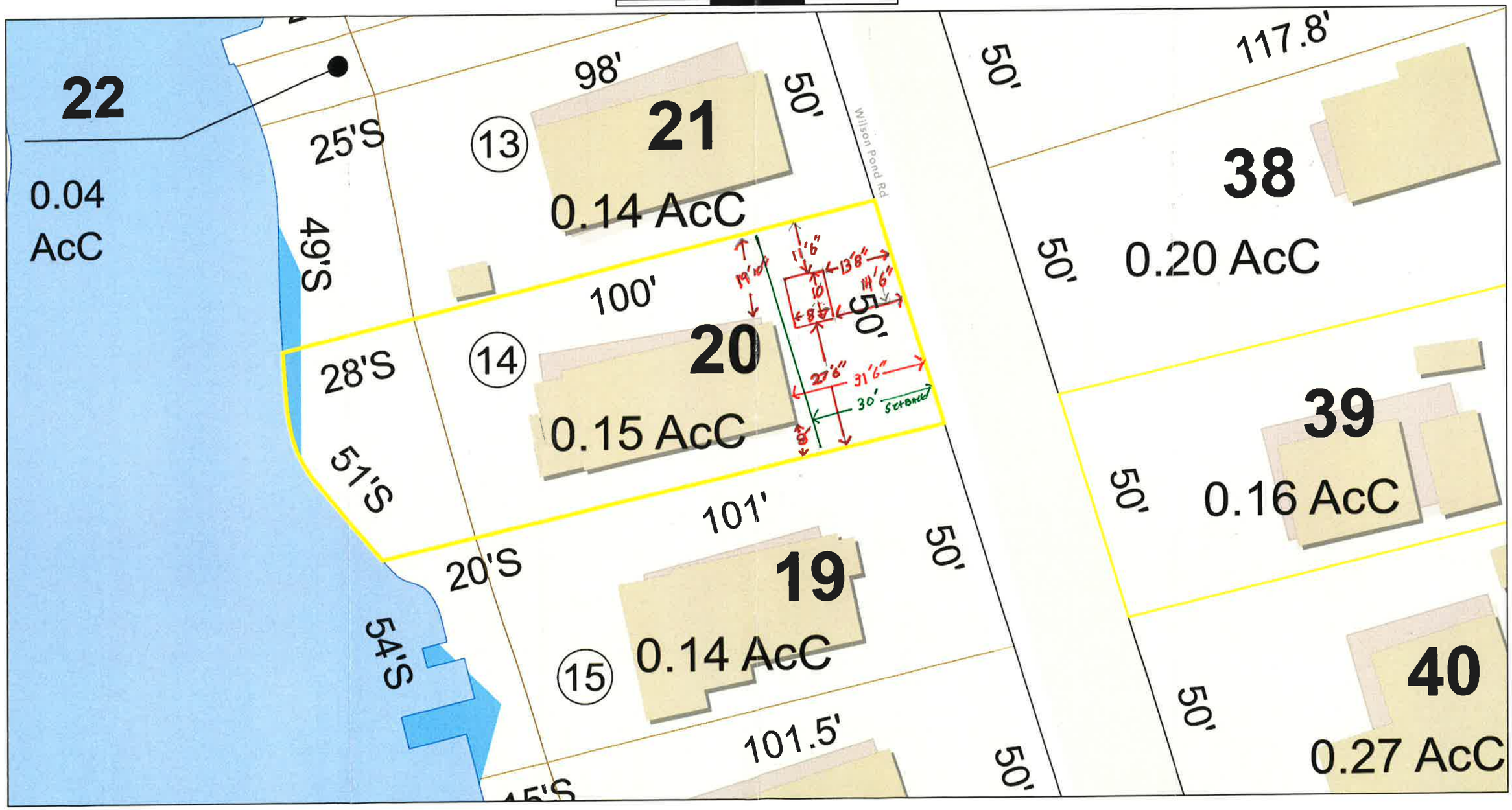
Town of Swanzey, NH

1 inch = 20 Feet

0 20 40 60

July 29, 2025

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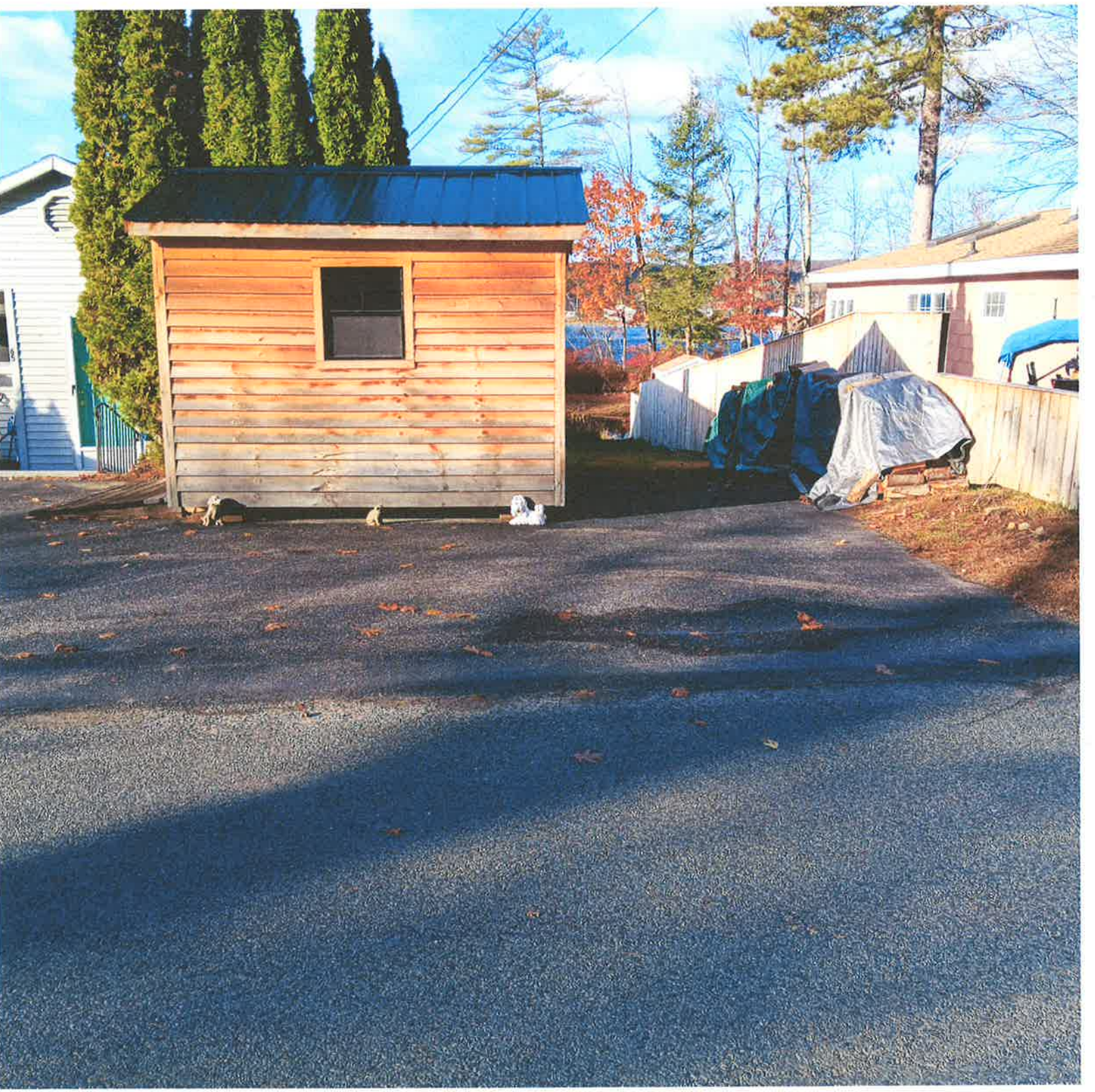


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Applicant

Photos of lot and shed





Outlook

Re: My position on the Zoning Board

From Adam Paquette <apaquette@swanzeynh.gov>
Date Fri 11/21/2025 9:50 AM
To Lisa Thorne <lthorne2219@gmail.com>

We're sorry to see you go, but we hope you enjoy your new house! I'll present this to ZBA at our next meeting.

From: Lisa Thorne <lthorne2219@gmail.com>
Sent: Tuesday, November 18, 2025 9:38 AM
To: Adam Paquette <apaquette@swanzeynh.gov>
Subject: My position on the Zoning Board

Good morning Adam

At this time I need to resign from my position on the Swanzey Zoning Board of Adjustment.

I have found the house I've been searching for, for over a year, and unfortunately it is not in Swanzey.

I had hoped to remain on the board until my term expires in March but my house is under contract and things are moving swiftly and should be wrapped up before Christmas.

I have enjoyed my time on the Swanzey Zoning Board and I wish everyone well.

Lisa Thorne

TOWN OF SWANZEY

OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT

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ZONING BOARD OF ADJUSTMENT
MEETING SCHEDULE & APPLICATION DEADLINES
(AS OF DECEMBER 18, 2025)

Regular Meeting Dates	Application Deadlines – 1 PM
January 26, 2026	**January 5, 2026**
February 23, 2026	**February 2, 2026**
March 16, 2026	**February 23, 2026**
April 20, 2026	**March 30, 2026**
May 18, 2026	**April 27, 2026**
June 15, 2026	**May 25, 2026**
July 20, 2026	**June 29, 2026**
August 17, 2026	**July 27, 2026**
September 21, 2026	**August 31, 2026**
October 19, 2026	**September 28, 2026**
November 16, 2026	**October 26, 2026**
December 21, 2026	**November 30, 2026**

The Zoning Board meets on **third Monday** of every month beginning at **7:00 P.M.** at Whitcomb Hall in West Swanzey, unless otherwise noticed. The schedule above reflects the regular meeting dates of the Board. The application deadline accommodates the timeframe for noticing public hearings and for staff to review for completeness. Special meetings may be called by the Board Chair with a 24-hour notice. **Notices of all public hearings are posted in the *Keene Sentinel*, on the Town's website, at Town Hall, and at both Post Office locations.**