



Zoning Board of Adjustment - Tuesday, September 8, 2020, 6:30 p.m.

- This meeting will be conducted using the online meeting platform, Zoom. The public may view the meeting online by visiting www.zoom.us/join and enter the Meeting ID: 857 2267 5504.*
- If you are unable to attend the meeting online, you may call the toll-free # (888) 475-4499 and enter Meeting ID: 857 2267 5504 to listen to the meeting.*
- More info on how to access this meeting is available on the Zoning Board of Adjustment webpage at ci.keene.nh.us/zoning-board-adjustment.
- If you encounter any issues accessing this meeting, please call 603-757-0622.

AGENDA

- I. Introduction of Board Members
- II. Minutes of the Previous Meeting – June 1, 2020
- III. Unfinished Business
- IV. Hearings:

ZBA 20-11:/ Petitioner, Hundred Nights, Inc. of 17 Lamson St., Keene, represented by Jim Phippard, of Brickstone Land Use Consultants, 185 Winchester St., Keene, requests a Variance for property located at 122 & 124 Water St., Tax Map #585-027-000 & 585-028-000; that is in the Business Growth and Re-Use District. The Petitioner requests a Variance to permit a homeless shelter (lodging house) and resource center in the BGR District where a homeless shelter and resource center are not listed as permitted uses per Section 102-771.1 of the Zoning Ordinance.

ZBA 20-12:/ Petitioner, Janis Manwaring of 50 Belmont Ave., Keene, requests a Variance for property located at 50 Belmont Ave., Tax Map #598-034-000; that is in the Low Density District. The Petitioner requests a Variance to permit a change to a detached garage into an Accessory Dwelling Unit (ADU) where a detached ADU is not a permitted use in the Low Density District per Section 102-896 of the Zoning Ordinance.

ZBA 20-13:/ Petitioner, Theodore Chabott of 245 Church St., Keene, requests a Variance for property located at 245 Church St., Tax Map #573-060-000; that is in the Medium Density District. The Petitioner requests a Variance to permit the construction of a three car garage within five foot setback where ten feet is required per Section 102-791 of the Zoning Ordinance.

ZBA 20-14:/ Petitioner, David Borden of 55 Langley Rd., Keene, requests a Variance for property located at 173 Wyman Rd., Keene, owned by the Bruce L. and Phyllis R. Borden Revocable Trust, of 173 Wyman Rd., Keene, Tax Map #210-048-000 that is in the Rural District. The Petitioner requests a Variance to permit a three +/- acre lot with 2.85+/- acres of upland and 0.15+/- acres of delineated wetlands, where five acres are required per Section 102-791 of the Zoning Ordinance.

ZBA 20-15:/ Petitioner, David Borden of 55 Langley Rd., Keene, requests a Variance for property located at 173 Wyman Rd., Keene, owned by the Bruce L. and Phyllis R. Borden Revocable Trust, of 173 Wyman Rd., Keene, Tax Map #210-048-000 that is in the Rural District. The Petitioner requests a Variance to permit a building on a 22 acre lot that only has four acres of defined upland per Section 102-1494 A and 1494 of the Zoning Ordinance.

ZBA 20-16:/ Petitioner, Hundred Nights, Inc. of 17 Lamson St., Keene, represented by Jim Phippard, of Brickstone Land Use Consultants, 185 Winchester St., Keene, requests a Change of a Nonconforming Use for property located at 15 King Ct., Tax Map #122-022-000; that is in the Low Density District. The Petitioner requests a Change of a Nonconforming Use from a now vacant fitness center to a lodging house (homeless shelter).

- V. New Business:
- VI. Communications and Miscellaneous:
- VII. Non Public Session: (if required)
- VIII. Adjournment:

**In Emergency Order #12, issued by the Governor pursuant to Executive Order #2020-04, which declared a COVID-19 State of Emergency, the requirement that a quorum of a public body be physically present at the meeting location under RSA 91-A:2, III(b), and the requirement that each part of a meeting of a public body be audible or otherwise discernible to the public at the meeting location under RSA 91-A:2, III(c), have been waived. Public participation may be provided through telephonic and other electronic means.*

The Board chair will provide instructions during the meeting for how the public can provide comment.

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1 City of Keene
2 New Hampshire

3
4
5 ZONING BOARD OF ADJUSTMENT
6 MEETING MINUTES
7

8 **Monday, June 1, 2020**

6:30 PM

Remote via Zoom

Members Present:

Joshua Gorman, Chair
Joseph Hoppock, Vice Chair
Jane Taylor
Michael Welsh
Joshua Greenwald
Arthur Gaudio, Alternate
Louise Zerba, Alternate (arrived at 7:12 PM)

Staff Present:

John Rogers, Zoning Administrator
Corinne Marcou, Zoning Clerk

9
10 Chair Gorman read a prepared statement explaining how the Emergency Order #12, pursuant to
11 Executive Order #2020-04 issued by the Governor of New Hampshire, waives certain provisions
12 of RSA 91-A (which regulates the operation of public body meetings) during the declared
13 COVID-19 State of Emergency. He explained the procedures of the meeting and how the public
14 can participate. He called the meeting to order at 6:33 PM.

15
16 **1) Introduction of Board Members**

17
18 Roll call was conducted, with each Board member and staff member stating their name, location,
19 and who was in the room with them (if applicable).

20
21 **2) Minutes of the Previous Meeting: May 4, 2020**

22
23 Chair Gorman announced the location of the meeting minutes on the City's website. He asked if
24 anyone had comments or corrections to the minutes.

25
26 Mr. Welsh made a motion to approve the meeting minutes of May 4, 2020. Mr. Hoppock
27 seconded the motion, which passed by a unanimous, roll call vote.

28
29 **3) Unfinished Business**

30
31 Mr. Rogers stated that there is no unfinished business

32
33 **4) Hearings**
34

35 **A. ZBA 20-04: Petitioner, Oink Enterprise, LLC of 615 Rhododendron Rd., Fitzwilliam, NH,**
36 **represented by David Bergeron, of Monadnock Land Planning, 139 Old Walpole Rd., Keene,**
37 **requests a Variance for property located at 79 North St., Tax Map #530-033-000; that is in the**
38 **Medium Density District. The Petitioner requests a Variance to permit an expansion of a**
39 **structure in the side setback in the medium density residential zone to permit a setback of 2.5**
40 **feet where 20 feet is required per Section 102-791 of the Zoning Ordinance.**

41
42 **B. ZBA 20-05: Petitioner, Oink Enterprise, LLC of 615 Rhododendron Rd., Fitzwilliam, NH,**
43 **represented by David Bergeron, of Monadnock Land Planning, 139 Old Walpole Rd., Keene,**
44 **requests a Variance for property located at 79 North St., Tax Map #530-033-000; that is in the**
45 **Medium Density District. The Petitioner requests a Variance to permit an enlargement of a**
46 **nonconforming use in the medium density residential district per Section 102-392 of the Zoning**
47 **Ordinance.**

48
49 Chair Gorman stated that ZBA 20-04 and ZBA 20-05 will be presented together but voted on
50 separately. He read ZBA 20-05 then asked Mr. Rogers to report on the petitions.

51
52 Zoning Administrator John Rogers stated that the property is located on the corner of North and
53 Elm Streets. He continued that it is a corner lot and the frontage is on Elm Street even though it
54 has a North Street address. This property is in the Medium Density Zone and currently is a
55 nonconforming use and a nonconforming structure, as a neighborhood market. During
56 conversations with the Applicant, it was explained that the Zoning Code allows for expansions of
57 nonconforming uses but there are certain criteria to meet. This project does not meet that criteria
58 so staff recommended that the Applicant seek the Variance. It will be a Variance for the retail
59 use, even though the application states an enlargement of a nonconforming use.

60
61 Chair Gorman asked if the Board members had questions.

62
63 Ms. Taylor stated that on the slide that depicts what is shown on the City’s assessing maps, it
64 looks like there are two buildings and possibly a shed. She continued that all the other drawings
65 show one major building. She asked Mr. Rogers to explain this. Mr. Rogers replied that
66 regarding the second building in the back, they would have to double check with the Applicant.
67 He continued that he does not recall a second building there, though there could have been at one
68 point.

69
70 Mr. Hoppock asked why they are using the criteria in Section 102-210, “Enlarging or Expanding
71 a Nonconforming Use.” Mr. Rogers replied that the problem is that it states “...the enlargement
72 of a nonconforming use does not violate any zone dimensional requirements,” and the second
73 Variance request before the Board tonight is a Variance for them to be in the setback, which this
74 building currently is built right up to the property line. They are not able to apply the Section
75 102-210 criteria because of the nonconformity to the dimensional requirements.

76
77 Ms. Taylor asked for clarification that even though the business is a nonconforming use
78 currently, and could go forward as a nonconforming use, because of the proposed expansions,
79 the request is to turn the use into a Variance from the medium density requirements. She asked

80 if that is correct. Mr. Rogers replied yes, staff felt that was a cleaner path for the applicant to
81 use. He continued that some of the language in Section 102-209, which deals with the setback
82 issue this structure has, and Section 102-210, Enlargement of a Nonconforming use, did not
83 seem to fit this situation so they thought it would be a clearer path if the applicant sought a
84 Variance for the use and a Variance for the setback.

85
86 Ms. Taylor asked if it is correct that the nonconforming use provisions do not enter into this
87 application. Mr. Rogers replied yes, that is why the request for a Variance for use is before the
88 Board, before the request for a Variance relating to the setback, even though the numbers are
89 flip-flopped [on the agenda]. He continued that granting the Variance for the use and taking that
90 path would pull it from the nonconforming use and the enlargement of a nonconforming use.

91
92 Mr. Hoppock stated that if he is reading the application properly, he thinks the nonconforming
93 structural part of this fits into the unnecessary hardship factor.

94
95 Chair Gorman asked if the Board members had more questions. Hearing none, he opened the
96 public hearing. He again read the information about how members of the public can call in and
97 participate. He asked Dave Bergeron, representing Oink Enterprises, to present the applications.

98
99 Dave Bergeron stated that regarding Ms. Taylor's question about the site plan, there might have
100 been a building in the back at one time but noted during the site visit, he did not see one. He
101 assumes it must have been removed. They had a survey done, to pick up the conditions of and to
102 locate buildings on the property to determine the setback issues, and the survey did not pick that
103 building up. He assumes there once was a second building but it is gone now.

104
105 Mr. Bergeron stated that they looked at those sections of the Zoning Ordinance mentioned earlier
106 by the Board. Because of the building's location in the front setback, both Sections 102-209 and
107 102-210 were not applicable. He showed a slide of the site plan, stating that it is the existing
108 condition plan that the surveyor completed to determine the location of the paved area,
109 dimensions of the property and where the building is located on the property. The building is
110 slightly over the property line on the North Street side. the building was constructed 80 years
111 ago. The existing parking lot is located to the right. On the next slide, Mr. Bergeron discussed
112 what is proposed, indicating the location of the expansion to the building on the left side. He
113 continued that they set the addition back as far as they could from North Street to do what is
114 necessary inside the building. Also shown is a small expansion to the rear of the parking area
115 adding a couple more spaces, to accommodate the Zoning Code's requirement which states at
116 least one more parking space will be needed due to the expansion.

117
118 Mr. Bergeron stated that he will go through the criteria/Zoning questions. He continued that first
119 for ZBA 20-05 is the application for the expansion of a nonconforming use. It is a
120 nonconforming use because it is a neighborhood market, built about 80 years ago, prior to
121 Keene's Zoning requirements. This market is in the Medium Density Zone which is not an

122 allowed use per the Keene Zoning Ordinance. To allow for the expansion of the market requires
123 an expansion of a nonconforming use.

124

125 1. *Granting the Variance would not be contrary to the public interest:*

126

127 Mr. Bergeron stated that granting the Variance would not be contrary to the public interest
128 because a neighborhood market is very important. It provides residents with a valuable service
129 by having goods nearby to where people live. The expansion is required because the market is
130 very small and the owner wants to add walk-in coolers for use by the business, some for items
131 that would be available for customers to open up a cooler and take, like a soft drink, and for
132 products made on-site. The current coolers there were constructed directly on the wooden floor
133 of the building many years ago and they have become unstable because of the moisture from the
134 coolers. The owner would like to remove the coolers and reconstruct the floor before adding
135 new coolers. The space is necessary for the operation of the business, getting the coolers located
136 near the front so customers can access them. It also gives the market more room within the
137 business to be able to provide more services and goods to customers. It is in the public interest to
138 allow this business to improve and serve customers in the neighborhood.

139

140 Mr. Hoppock asked Mr. Bergeron to show where the coolers would be located in the addition.
141 On the proposed plan, Mr. Bergeron indicated that the coolers would be located on the right-
142 hand side after the customers come in the door. He continued that there would be another cooler
143 behind that, which would be for supplies used to create the items the owners are make and then
144 sell. It is a very small building and the owner needs the additional space to be able to provide the
145 services that people expect out of a market today. Most markets are much larger than this and
146 have a larger selection of drinks and products offered for their customers.

147

148 Ms. Taylor stated that the Board had not seen this drawing before and asked that on the dark-
149 outline area, which she assumes is the addition; if the two interruptions shown will be windows
150 or will be loading areas. Mr. Bergeron replied that going through the front door is the customer
151 area which goes as far as where the where the bathroom will be located. This is also the cashier
152 area, and where there are items for purchase. He continued that regarding the dark outline of the
153 addition, the front portion is a cooler that will be accessible by customers to get soft drinks, pre-
154 made salads, and other foods. The next section is a cooler that would be located toward the back
155 for use by the kitchen staff storing items for food prep and cooking. Some of the section in the
156 back will be for storage used by the kitchen staff. Everything from the bathroom back is kitchen
157 space and everything to the front is accessible to customers.

158

159 Ms. Taylor stated that that does not really answer her question. She asked what the breaks in the
160 exterior wall are, asking if they will be windows. Mr. Bergeron replied yes. He continued that
161 to the left of the floor plan is a side view of the building from North Street. There are four
162 windows in the back and a false gable, which is to add additional interest to the building and
163 break up the roofline. What look like doors on the side of the building are will be false doors
164 there simply for decoration.

165 Ms. Taylor asked where they load and unload supplies. Mr. Bergeron replied that currently
166 supplies are brought into the business from the parking lot. He continued that there is a loading
167 dock there right now which is where the raw materials for the market are delivered. Everything
168 will come in through that loading dock area in the back.

169

170 Mr. Bergeron continued addressing the criteria.

171

172 2. *If the Variance were granted, the spirit of the Ordinance would be observed:*

173

174 Mr. Bergeron stated that he found that the City's Comprehensive Master Plan (CMP) section
175 titled, "*Neighborhoods*" and what makes a successful neighborhood which stresses a mix of uses
176 in neighborhoods. He continued that it states that "*...each neighborhood should have an activity
177 center, ranging in scale from a small, standalone market or deli to professional offices,
178 laundromats, etc., and wherever possible these activity areas should be strengthened through
179 redevelopment to provide more neighborhood amenities.*" This proposed expansion meets the
180 goal of the CMP and the spirit of the Ordinance because it provides for neighborhood amenities.
181 The market has been there for a very long time, providing services to the residents.

182

183 3. *Granting the Variance would do substantial justice:*

184

185 Mr. Bergeron stated that this is a very old building, having been a market for 80 years.
186 Nowadays all markets have refrigerated cooler space that customers can access for a soft drink or
187 other items, and this market would like to be able to do that, too. The expansion would allow the
188 owner to improve his business and provide the foods and cold drinks that walk-in customers are
189 looking for. The coolers need to be located in the front customer area of the store.

190

191 4. *If the Variance were granted, the values of the surrounding properties would not be
192 diminished:*

193

194 Mr. Bergeron stated that the market has been here for a very long time and can use some
195 attention. Not only will the owners construct the addition, but will also improve the exterior of
196 the building as well. The addition will provide new, clean space and a new look in the building.
197 It will help provide more goods and services that their customers want, while providing more
198 variety to the neighborhood. Building the addition and upgrading the market will help improve
199 surrounding properties.

200

201 5. *Unnecessary Hardship*

202

203 A) *Owing to special conditions of the property that distinguish it from other properties in the
204 area, denial of the Variance would result in unnecessary hardship because:*

205

- 206 i. *No fair and substantial relationship exists between the general public purposes of*
207 *the Ordinance provision and the specific application of that provision to the*
208 *property because:*
209 ii. *The proposed use is a reasonable one because:*
210 B) *Explain how, if the criteria in subparagraph (A) are not established, an unnecessary*
211 *hardship will be deemed to exist if, and only if, owing to special conditions of the*
212 *property that distinguish it from other properties in the area, the property cannot be*
213 *reasonably used in strict conformance with the ordinance, and a variance is therefore*
214 *necessary to enable a reasonable use of it.*
215

216 Mr. Bergeron stated that in regards to the special conditions of the property, they are the location
217 of the existing building on the lot and its use as a market. It has been a market for a very long
218 time and the owners want to continue that use. They require more space to be able to provide the
219 goods and services people expect to find in a market these days and provide refrigerated space
220 customers can access goods. The CMP recognizes the importance of local markets. Denial of a
221 Variance will not advance the purpose of the Ordinance in any fair or substantial way.
222

223 He continued, regarding the proposed use, stating this proposition is a reasonable use. The
224 Variance is necessary to allow the owner to continue to operate and grow his business. The
225 building is not large enough to provide a full range of services to customers like a variety of cold
226 drinks and specialty foods. The owner needs the additional refrigerator space accessible to
227 customers so he can supply the products customers are looking for. It is reasonable to allow the
228 owner to expand the use in a way that will allow the business to continue to do well and provide
229 the goods and services the customers want.
230

231 Mr. Bergeron continued that regarding the special conditions of this property, they are, again, its
232 use as a neighborhood market. Though this market is very small, customers expect more from a
233 local market than they have in the past and the number of services necessary for a market to
234 carry are much more than they used to be. The Variance is necessary to be able to expand the
235 use and provide the goods and services customers expect. The owner needs to be able to have
236 refrigerators for customers to access, the way all other markets do.
237

238 Mr. Bergeron asked if he should continue to the next petition, ZBA 20-04. Chair Gorman
239 replied that they would hear the two petitions together but vote separately. Chair Gorman replied
240 in the affirmative for Mr. Bergeron to continue, reminding him there would not be necessary to
241 cover redundancies; to cover simply what is unique to ZBA 20-04.
242

243 Louise Zerba arrived at 7:12 PM.
244

245 Mr. Bergeron stated that ZBA 20-04 is for a Variance for the side setback. He continued that the
246 building was constructed prior to the Zoning Code that requires a setback from the property line.
247 The building was constructed slightly over the property line on the North Street side, which is
248 the side of the entrance to the building. The rear of the market is employee kitchen space and the

249 front is customer space. In order to have the coolers in a location for customer access, the
250 coolers need to be in the front area, which is within the setback. The Variance requested is for
251 the 20-foot setback long the North Street side. The addition is about four feet back from the
252 front line of the existing building, as far back as they could get it, to give some setback from the
253 front of the building and still be able to do the intended use of the expansion. The Variance is
254 for the side setback of the proposed addition. The main issue that was looked at with this
255 addition was unnecessarily creating a sight distance issue for vehicles traveling in that area. That
256 is the reason they are proposing the addition further back than the existing building making the
257 addition more conforming.

258

259 Mr. Bergeron asked if he should go through the criteria again. Chair Gorman replied that he is
260 under the impression that the language is similar. He continued that Mr. Bergeron is feel free to
261 relay any additional language not already discussed, or they could accept the answers he gave for
262 ZBA 20-05 for ZBA 20-04, too. Mr. Bergeron replied that the differences in the language refer
263 to the side setback not interfering with sight distances, especially with the intersection of North
264 Street and Elm Street. The addition will be built far enough back from the existing building so
265 as not be visible from the intersection. Chair Gorman asked if other than this statement, do the
266 five criteria have the same representation for both applications. Mr. Bergeron replied yes.

267

268 Chair Gorman asked for questions from the Board.

269

270 Ms. Taylor stated that she may be reading something wrong, but in Section 102-791, Medium
271 Density Zone, she does not see where it says a side setback of 20 feet. Mr. Bergeron replied that
272 there is another provision in the Ordinance that says on a corner lot, in a residential zone, the
273 setback is increased an additional 10 feet to provide that additional sight distance. Ms. Taylor
274 asked Mr. Rogers to let them know what section that is.

275

276 Mr. Hoppock asked if it is correct that the part of the building that abuts North Street is right up
277 to the sidewalk. Mr. Bergeron replied yes. Mr. Hoppock asked if it is correct that the proposal is
278 to bring it back 2.5 feet. Mr. Bergeron replied that the addition will be four feet back from the
279 front of the building. He continued that the issue is that the existing building is a little bit over
280 the property line. Eighty years ago, the building was constructed against the back of the
281 sidewalk and the sidewalk is not the property line. Mr. Hoppock replied that he is not concerned
282 about the property line; he is concerned about the setback dimensions. He continued that his
283 point is the owner will improve that with this Variance request. Mr. Bergeron agreed.

284

285 Mr. Hoppock continued that his second question is if the property to the right/east has a structure
286 within its own setback. Mr. Bergeron replied yes, he would say that is probably is in the setback.
287 The surveyor would have identified the corners of the building when they did the survey work.
288 Mr. Hoppock asked if Mr. Bergeron expects any overcrowding issues with regard to the
289 expansion to the parking area. Mr. Bergeron replied no, the parking lot meets the setback
290 requirements. He continued that because of where it is in the lot, there are 10-foot setbacks

291 along that area because it is in the medium density zone. The parking lot is all within the
292 buildable portion of the lot.

293
294 Mr. Hoppock asked about the ADA ramp on the right side of the building, asking if the ramp is
295 constructed, does the business lose any parking spaces. Mr. Bergeron replied yes, they lose one
296 parking space. He continued that that is why they propose adding two spots to the back to replace
297 the one that was lost plus one additional space. Mr. Hoppock asked would the ramp not be
298 another unique characteristic of the property, for the owner to make that accommodation. Mr.
299 Bergeron replied that is correct.

300
301 Ms. Zerba noted on the site plan that the north section that abuts the house, says “an area of
302 encroachment.” She asked if that is within the setback or are there any issues. Mr. Bergeron
303 replied that this area is where an abutter has erected a fence that is actually on his client’s
304 property. The neighbor is encroaching on the market’s property, not the other way around. Ms.
305 Zerba stated that in that case, the addition would not be affected. Mr. Bergeron replied that is
306 correct.

307
308 Ms. Taylor asked how many parking spaces are required. Mr. Bergeron replied that he does not
309 know right off the top of his head. He continued that he has not figured that out based on the use
310 of the property. Because of the fact that the market is partially market and partially kitchen, he is
311 not sure how that breaks out. They probably are a little under parked. If they were building this
312 today, brand new, they probably would need some more parking. Ms. Taylor replied that she
313 assumes that the walk-in coolers will increase the square footage; it probably will increase the
314 parking requirements. She is looking at the contour lines. If they were required to add a couple
315 more parking spaces based on the calculation, do they have room in the back or does it get too
316 steep? Mr. Bergeron replied that he thinks there would be room for a couple more parking
317 spaces if they need to add more.

318
319 Mr. Rogers stated he has found the reference Ms. Taylor questioned about the additional
320 setbacks. Section 102-826 has calculations that apply to both front and corner setbacks. That is
321 why the 20 feet that Mr. Bergeron mentioned is what would be required for this corner lot.

322
323 Mr. Hoppock asked Mr. Rogers if he knows how many parking spaces would be required. Mr.
324 Rogers replied that the requirement is one spot per 200 square feet, for retail, although he would
325 need a more detailed floor plan because there might be deductions granted such as with the new
326 addition being cooler space, that square footage would not be incorporated into the calculations.
327 If they are non-compliant today with the parking spaces, and are making improvements and
328 increasing the number of parking spaces, they might be more in compliance than they currently
329 are. Mr. Gaudio asked if parking is permitted on the street. Mr. Rogers replied there is no on
330 street parking on North and Elm Streets.

331

332 Chair Gorman asked if the Board members had more questions. Hearing none, he opened the
333 public hearing and again gave information for the public to participate. Ms. Marcou stated that
334 no one has called in or raised their hand.

335
336 Chair Gorman stated that the Board will discuss ZBA 20-04 and ZBA 20-05. He continued that
337 Zoning Ordinance Chapter 102, Article IV – Districts, Division 8 – Medium Density, Sec. 102-
338 392 – Permitted Uses says that the store is not a permitted use within the Medium Density. An
339 enlargement requires a Variance for the nonconforming use per Section 102-392.

340
341 Chair Gorman stated that the public hearing is closed. He continued that the Board will begin
342 discussing ZBA 20-05. Mr. Hoppock stated that application indicates that granting the Variance
343 would not alter the character of the neighborhood and it has been there 80 years. He further
344 stated the petitioner is proposing to reduce their footprint and finds that to be persuasive. There
345 are many unique features of this lot that allow it to be considered under the unnecessary hardship
346 factor that granting the Variance would diminish. There is room for additional parking to the
347 north of the property if needed. He will support the application.

348
349 Mr. Welsh stated that he concurs with everything Mr. Hoppock said. He continued that he was
350 confused at first glance of the applications as it seemed more like an expansion of a
351 nonconforming use that could be called a “natural expansion.” Given the evolution of
352 technology or uses, an expansion of this sort might be considered necessary. He is persuaded by
353 the argument that walk-in coolers like this are standard in small markets, as well as in the food
354 prep area. This along with the ADA ramp are natural things that have happened in the past 80
355 years for facilities like this. He would have gone with an administrative natural expansion but he
356 thinks the criteria have been answered also.

357
358 Mr. Greenwald stated that he agrees with Mr. Welch and Mr. Hoppock, and will vote in favor.
359 He continued that this is an expansion is a needed upgrade to the existing building, not an
360 expansion to dramatically increase the traffic. They are expanding the parking. He likes the
361 addition of the ADA compliance. He likes that they plan to continue this as a neighborhood
362 market. He will vote in favor.

363
364 Ms. Taylor stated that without getting into whether it is a natural expansion or not, she thinks
365 treating this as a Variance settles it essentially once and for all that it basically is going to be a
366 use that is a permitted variance from the permitted uses. She continued stating this Variance will
367 give some clarity as well to the neighborhood and the owner that the market will be allowed to
368 continue to exist as it has been for the past 80 years.

369
370 Chair Gorman stated that he concurs with everything that has been said and shares much of the
371 same sentiment. He continued that he also thinks the continuity with the CMP is relevant. With
372 small neighborhood businesses, their positive impact far outweighs any perceived negative
373 impact, especially in this instance.

374

375 Chair Gorman asked if the Board members had more questions or comments. Hearing none, he
376 read ZBA 20-05 and asked for a motion.

377
378 Ms. Taylor made a motion to approve ZBA 20-05 for a Variance for a property located at 79
379 North Street, Tax Map #530-033-000 in the Medium Density District for an enlargement of a
380 nonconforming use in the medium density residential zone per Section 102-392 of the Zoning
381 Ordinance. Mr. Hoppock seconded the motion.

382
383 1. *Granting the Variance would not be contrary to the public interest.*

384
385 Chair Gorman stated that he votes in favor. Mr. Hoppock stated that he agrees that granting the
386 Variance would not be contrary to the public interest. He continued that there would be no
387 danger to the neighborhood, no alteration of the essential character of the neighborhood, and in
388 fact, it would enhance the neighborhood. He votes in favor. Ms. Taylor stated that she agrees
389 and votes in favor of this criteria, because it would be helpful to the neighborhood and in accord
390 with the CMP. Mr. Greenwald stated that he votes in favor. Mr. Welsh stated that he votes in
391 favor, too.

392
393 2. *If the Variance were granted, the spirit of the Ordinance would be observed.*

394
395 Chair Gorman stated that he votes in agreement. Mr. Hoppock stated that he agrees for the
396 reasons stated a moment ago and he will vote in favor as well. Ms. Taylor stated that she votes
397 in favor of this criteria again for the reasons she stated earlier. Mr. Greenwald stated that he
398 votes in favor. Mr. Welsh stated that he votes in favor.

399
400 3. *Granting the Variance would do substantial justice.*

401
402 Chair Gorman stated that he agrees. Mr. Hoppock stated that he thinks the gain to the public is
403 significant as well as the gain to the individual in improving it is significant. Ms. Taylor stated
404 that she is voting in favor of this. She continued that this is one of the few instances in which
405 both the public and the property owner will benefit. Mr. Greenwald stated that he votes in favor.
406 Mr. Welsh stated that he votes in favor.

407
408 4. *If the Variance were granted, the values of the surrounding properties would not*
409 *be diminished.*

410
411 Chair Gorman stated that he votes in agreement that surrounding property values would not be
412 diminished, and in fact, it will probably benefit everyone in the neighborhood and their property
413 values. Mr. Hoppock stated that he agrees with what Chair Gorman said and votes in favor. Ms.
414 Taylor stated that she agrees that this will improve property values rather than diminish them.
415 Mr. Greenwald stated that he votes in favor. Mr. Welsh stated that he votes in favor.

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417 5. *Unnecessary Hardship*

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A) *Owing to special conditions of the property that distinguish it from other properties in the area, denial of the Variance would result in unnecessary hardship because:*

iii. *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:*

iv. *The proposed use is a reasonable one because:*

Chair Gorman stated that he votes in agreement and thinks the use is a reasonable one and denial would cause unnecessary hardship for the owner. Mr. Hoppock stated that he agrees. He continued that they identified several unique characteristics of this property, and he believes the density requirements of the ordinance are not reasonably related to the general purpose here and applying those would create an unnecessary hardship for the owner, so these criteria are met. Ms. Taylor stated she agrees with Mr. Hoppock and commented that it would be almost impossible to be in strict compliance with the Zoning Ordinance for this building given the strangely shaped lot. Mr. Greenwald stated that he votes in favor. Mr. Welsh stated that he also votes in favor.

Chair Gorman called for a final vote to approve or deny ZBA 20-05. The motion to approve passed with a unanimous vote of 5-0.

Chair Gorman read ZBA 20-04. He stated that the Board can review the five criteria and then he would seek a motion.

Mr. Hoppock made a motion to approve ZBA 20-04 and to incorporate comments from ZBA 20-05 into ZBA 20-04 and move directly to a vote. Mr. Welsh seconded the motion.

Chair Gorman stated that he agrees with eliminating redundancies of lengthy discussions, which will be very similar to discussions for ZBA 20-05. He agreed to move to voting on the criteria.

Ms. Taylor stated that she does not mind moving forward in this fashion, but her concern is that if they do not add comments as they go through each criteria they are not creating an appropriate record. Chair Gorman replied asking the Board members to add comments as they vote. Mr. Rogers advised Chair Gorman to call for a vote on the motion on the table, and stated that Board members could give their comment on the criteria during the vote. Per Mr. Gaudio's suggestion on how to achieve clarity, Mr. Hoppock withdrew his motion and Mr. Welsh withdrew his second.

Mr. Hoppock made a motion to approve ZBA 20-04. Mr. Welsh seconded the motion.

Chair Gorman asked for a roll call vote on each criteria.

461 1. *Granting the Variance would not be contrary to the public interest.*

462

463 Chair Gorman stated that based on comments and information discussed in ZBA 20-05, he votes
464 in favor. Mr. Hoppock stated that he votes in favor for the reasons previously stated. Ms. Taylor
465 stated that she votes in favor and wants to add that this Variance from the setback is not contrary
466 to the public interest because of the way it is being configured. Mr. Greenwald stated that he
467 votes in favor. Mr. Welsh stated that he votes in favor.

468

469 2. *If the Variance were granted, the spirit of the Ordinance would be observed.*

470

471 Chair Gorman stated that he agrees that the spirit of the Ordinance is observed and votes in
472 favor. Mr. Hoppock stated that he votes in favor. Ms. Taylor stated that she vote in favor for the
473 reasons stated in ZBA 20-05. Mr. Greenwald stated that he votes in favor. Mr. Welsh stated that
474 he votes in favor.

475

476 3. *Granting the Variance would do substantial justice.*

477

478 Chair Gorman stated that for reasons previously discussed, he agrees and votes in favor. Mr.
479 Hoppock stated that that he does the same and votes in favor. Ms. Taylor stated that she also, for
480 the reasons stated earlier, votes in favor. Mr. Greenwald stated that for reasons stated earlier, he
481 votes in favor. Mr. Welsh stated that he also votes in favor.

482

483 4. *If the Variance were granted, the values of the surrounding properties would not*
484 *be diminished.*

485

486 Chair Gorman stated that this was adequately discussed in ZBA 20-05 and he agrees the
487 surrounding properties would not be diminished, and votes in favor. Mr. Hoppock stated that he
488 concurs with the Chair and votes in favor. Ms. Taylor stated that she votes in favor because she
489 thinks it will actually improve the property values. Mr. Greenwald stated that he agrees with the
490 Chair and votes in favor. Mr. Welsh stated that he agrees with everyone and votes in favor.

491

492 5. *Unnecessary Hardship*

493

494 A) *Owing to special conditions of the property that distinguish it from other properties in the*
495 *area, denial of the Variance would result in unnecessary hardship because:*

496

497 v. *No fair and substantial relationship exists between the general public purposes of*
498 *the Ordinance provision and the specific application of that provision to the*
499 *property because:*

500 vi. *The proposed use is a reasonable one because:*

501

502 B) *Explain how, if the criteria in subparagraph (A) are not established, an unnecessary*
503 *hardship will be deemed to exist if, and only if, owing to special conditions of the*

504 *property that distinguish it from other properties in the area, the property cannot be*
505 *reasonably used in strict conformance with the ordinance, and a variance is therefore*
506 *necessary to enable a reasonable use of it.*
507

508 Chair Gorman stated that he votes in favor of criteria 5.A. for the same reasons as discussed in
509 ZBA 20-05. Mr. Hoppock stated that he agrees that this falls clearly under 5.A. for the reasons
510 previously explained. Ms. Taylor stated that the proposal is eminently reasonable and the nature
511 of the lot and the building both create their own hardships. Mr. Greenwald stated that he agrees
512 with everyone and votes in favor. Mr. Welsh stated that he votes in favor.

513
514 Chair Gorman called for a vote on the motion to approve ZBA 20-04. The motion to approve
515 passed by a unanimous, roll call vote of 5-0.

516
517 **C. ZBA 20-10:/ Petitioner, 522 Main Street Keene LLC, of 24 Harriman Drive, Auburn,**
518 **ME, represented by Michael Petrovick of Michael Petrovick Architects, 51 Railroad**
519 **St., Suite 140, Keene, requests a Variance for property located at 526 Main Street, Tax**
520 **Map #112-008-000; that is in the Commercial District. The Petitioner requests a**
521 **Variance to permit parking in the front setback per Section 102-749 of the Zoning**
522 **Ordinance.**

523
524 Chair Gorman stated that the petitioner has withdrawn its petition.

525
526 **5) New Business**

527
528 Mr. Rogers stated that they do not have any new business.

529
530 There being no further business, Chair Gorman adjourned the meeting at 8:00 PM. Committee
531 members thanked Chair Gorman for his great facilitation tonight.

532
533 Respectfully submitted by,
534 Britta Reida, Minute Taker
535 Staff edits by Corinne Marcou 6/15/2020
536 Board edits by Jane Taylor 6/19/2020

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122 & 124 WATER ST. ZBA 20-11



Petitioner requests a Variance to permit a homeless shelter (lodging house) & resource center where these uses are not permitted in the BGR District per Section 102-771.1



NOTICE OF HEARING

ZBA 20-11

A meeting of the Zoning Board of Adjustment will be held on Tuesday, September 8, 2020 at 6:30 PM to consider the petition of Hundred Nights, Inc. of 17 Lamson St., Keene, NH represented by Jim Phippard of Brickstone Land Use Consultants of 185 Winchester St., Keene. Due to the COVID-19 State of Emergency, this meeting will be held using the web-based platform, Zoom. The public may access/view the meeting online by visiting www.zoom.us/join or may listen to the meeting by calling (888) 475-4499. The Meeting ID is 857 2267 5504. To notify the public body of any access issues, call (603) 757-0622. More information is available at the City's Zoning Board of Adjustment webpage at www.ci.keene.nh.us/zoning-board-adjustment and on the enclosed document

ZBA 20-11: The Petitioner requests a Variance for property located at 122 & 124 Water Street, owned by Green Diamond Group, LLC, of 143 Centre Street, East Sullivan, NH, Tax Map #585-027-000 & 585-028-000 that is in the Business Growth and Re-Use District (BGR). The Petitioner requests a Variance to permit a homeless shelter (lodging house) and resource center in the BGR District where a homeless shelter and resource center are not listed as permitted uses per Section 102-771.1 of the Zoning Ordinance

This application is available for public review in the Community Development Department at City Hall, 3 Washington Street, Keene, NH 03431 between the hours of 8:00 am and 4:30 pm by appointment only or online at <https://ci.keene.nh.us/zoning-board-adjustment>. Please call (603) 352-5440 to make an appointment or to speak with a staff person.

ZONING BOARD OF ADJUSTMENT

Corinne Marcou, Clerk

Notice issuance date August 27, 2020

APPLICATION FOR APPEAL

Zoning Board of Adjustment
3 Washington Street, Fourth Floor
Keene, New Hampshire 03431
Phone: (603) 352-5440

For Office Use Only:
Case No. ZBA20-11
Date Filed 8/20/2020
Received By CSM
Page 1 of 10
Reviewed By _____

The undersigned hereby applies to the City of Keene Zoning Board of Adjustment for an Appeal in accordance with provisions of the New Hampshire Revised Statutes Annotated 674:33.

TYPE OF APPEAL - MARK AS MANY AS NECESSARY

- APPEAL OF AN ADMINISTRATIVE DECISION
- APPLICATION FOR CHANGE OF A NONCONFORMING USE
- APPLICATION FOR ENLARGEMENT OF A NONCONFORMING USE
- APPLICATION FOR A SPECIAL EXCEPTION
- APPLICATION FOR A VARIANCE
- APPLICATION FOR AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

SECTION I - GENERAL INFORMATION

Name(s) of Applicant(s) Hundred Nights Inc Phone: 352-5197
 Address PO Box 833 17 Lamson St. Keene NH 03431
 Name(s) of Owner(s) Green Diamond Group LLC
 Address 143 Centre Street East Sullivan NH 03445
 Location of Property 122 & 124 Water Street

SECTION II - LOT CHARACTERISTICS

Tax Map Parcel Number 585-027-000 & 585-028-000 Zoning District BGR
 Lot Dimensions: Front 73' / 66' Rear 84' / 109' Side 197' / 205' Side 179' / 180'
 Lot Area: Acres .33 AC +/- & .29 AC +/- Square Feet 14,374.80 +/- & 12,632.40 +/-
 % of Lot Covered by Structures (buildings, garages, pools, decks, etc.): Existing 14% 18% Proposed 14%/18%
 % of Impervious Coverage (structures plus driveways and/or parking areas, etc.): Existing 94.5% 40% Proposed 94.5% 40%
 Present Use Vacant
 Proposed Use Lodging House - Hundred Nights Shelter & Resource Center

SECTION III - AFFIDAVIT

I hereby certify that I am the owner or the authorized agent of the owner of the property upon which this appeal is sought and that all information provided by me is true under penalty of law.

[Signature] Date 8/19/2020
(Signature of Owner or Authorized Agent)

Please Print Name Thomas Stevens, MEMBER

K:\ZBA\Web_Forms\Variance_Application_2010.doc 8/22/2017

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

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:

and

ii. The proposed use is a reasonable one because:

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to 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 therefore necessary to enable a reasonable use of it.

PROPERTY ADDRESS 122 & 124 Water Street

APPLICATION FOR A VARIANCE

- A variance is requested from Section (s) **102-771.1 – Permitted Principal Uses** of the Zoning Ordinance to permit: **a Homeless Shelter (Lodging House) and Resource Center in the BGR District where a Homeless Shelter and Resource Center are not listed as permitted uses.**

Background: Hundred Nights Shelter was created in 2010 to provide temporary housing for homeless individuals and families during the winter months when other emergency shelters reached capacity or individuals were deemed ineligible for services. Over the last ten years, the number of homeless has increased, particularly among families, to the point that the shelter is now open year-round. Hundred Nights recorded a 280% increase in homeless families using its services from 2016 to 2019. This past winter, the agency had as many as sixteen children under the age of eighteen in the shelter at one time.

The agency’s leased facility at 17 Lamson Street has 26 beds (including two staff beds) on the second floor accessible only by stairs. In response to the rise in homelessness, the United Church of Christ (UCC) in Keene began providing 12 overflow beds in their dining room from January through March. This past fall, St. James Church in Keene opened in November to offer an additional 12 overflow beds to the community and remained open through June 2020. Hundred Nights staffs the two overflow locations and its own facility providing a total of 48 shelter beds during the cold weather months.

Due to the current pandemic, many individuals have lost jobs and as the current restrictions prohibiting evictions expire, there will likely be many more experiencing or at risk of homelessness who will need help securing temporary shelter and returning to permanent housing. In addition, the physical separation required to keep residents safe and to avoid the spread of the coronavirus has resulted in a loss of beds available in the existing facilities. The overflow beds located at the United Church of Christ will likely be lost due to the pandemic; UCC closed early in March to protect the health of the congregation. The overflow beds at St. James Church may still be available this coming winter. As you can see by the numbers below, one larger facility with an adequate number of beds and appropriate accommodations for families is badly needed.

Hundred Nights Inc.
Average Number of Shelter Guests per Night 2019-2020

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2019	32	39	31	20	12	14	17	16	18	18	25	35
2020	39	43	39	43	23	21	21					

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH CONDITION:

1. **Granting the Variance would not be contrary to the public interest because:**
The current supply of homeless shelter beds in the region does not adequately and appropriately serve the number and respective needs of individuals and families who request assistance. With the coronavirus, and the requirement for physical distancing, it has become more necessary and urgent that one facility be equipped to provide consistent and reliable shelter and crisis-related services to a diverse population.

The current facility does not have outdoor space or a large enough indoor space for clients and visitors to go during the day. The Water Street location will offer safe and comfortable spaces for guests to use on a daily basis, preventing them from having no other option than to be out on the streets. The shelter and resource center will also have multiple public restrooms, of which there are few that the public can currently access in downtown Keene. Additional space is needed so residents can be safely spaced to prevent the spread of the virus within this population and within our community. It is in the public interest to grant a variance which will help address the urgent need we are now facing.

2. **If the variance were granted, the spirit of the ordinance would be observed because:** The spirit of the zoning ordinance is to protect the health, safety and general welfare of the public. It is possible we may reach the point of a community emergency this coming fall and winter due to the loss of beds available for homeless individuals and families. Churches may be unable to help provide shelter to keep their congregation members safe and to reduce spreading the virus. At the same time, service providers anticipate that the level of need will continue at current levels or even increase due to the economic effects of the pandemic.

A variance is needed to allow a Homeless Shelter and an associated Resource Center to be created at the proposed site which is in the BGR District. The intent of the BGR District, in part, is to encourage re-development of properties adjacent to Keene's urban core using existing infrastructure and services as well as access to the Cheshire Rail Trail.

1. *To create conditions suitable to co-exist adjacent to residential neighborhoods.* The proposed site is screened on three sides with 6' high solid fencing along Community Way and chain link fencing and existing vegetated buffers on the north and east sides. This provides a visual buffer from surrounding properties.
2. *Create conditions which support that of a high quality, walkable community...* Residents would have several safe options for transportation at this location. The proposed site is adjacent to the Cheshire Rail Trail and public sidewalks on Community Way and Water Street. This location is also on the existing bus route for the Friendly Bus; and City Express stops at the nearby Monadnock Food Coop.

3. *Create a sense of place through enhancing public access, providing landscape amenities, ensuring proper lighting, and promoting an aesthetically-pleasing streetscape.* If granted the variance, the site will be redeveloped to add a new building with proper site lighting, new landscaping including trees along Community Way.
4. *Connect uses and buildings while prioritizing pedestrian and bicycle access separate from vehicular access.* Most of the residents do not have cars, making the location next to public sidewalks and the Cheshire Rail Trail very important. Two existing buildings on the site will be removed and a new facility will be constructed for the shelter and resource center.
5. *Utilize the construction of new and adaptive re-use of existing buildings as opportunities to create "outdoor rooms", a critical element of "place-making"; aiming for ratios of building facades to roadway widths from 1:2 to 3:2.* The existing buildings on the site fall within the length to width ratios recommended. The new building will be designed to follow these ratios as well.
6. *Recognize the role of large street trees which plays an important role in creating a pedestrian scale. Pedestrian comfort being another critical element to the vitality of these new places being created.* If granted the variance, new trees will be planted on the site near Community Way to help provide pedestrian scale.
7. *Reduce the impacts of parking through its placement behind or alongside buildings.* The existing parking is located behind and alongside the existing buildings on the site.
8. *Provide open space and landscaping to create small, public spaces for social interaction., enhancing the visual appearance and appeal of the individual properties along Marlboro Street and into the connecting streets and neighborhoods.* A small courtyard is planned for the site with benches, trees and plantings. This will provide space for social interaction between residents and staff and visitors to the site. The current facility on Lamson Street does not have any outdoor space for clients to use during the day, forcing many to spend the day on the sidewalks of Lamson Street, Main Street or surrounding downtown streets and alleyways if they have nowhere else to go. The 600 square foot resource center is also too small to accommodate all clients during the day especially with the pandemic.
9. *Provide trails for pedestrians and bicyclists to be sure Keene's walkable and pedestrian-friendly environment is extended along Marlboro Street and into the connecting streets and neighborhoods.* The proposed site will utilize the public sidewalks and the rail trail for access to the site.

10. *Provide pedestrian amenities such as kiosks, stands, street furniture, drinking fountains, trash and recycling receptacles.* If granted the variance, trash and recycling bins will be provided on the site.
11. *Enhance the visual appearance of the individual properties, Marlboro Street, and connecting streets.* If granted the variance, the property will be re-developed to improve the visual appearance of the existing buildings. A new building will be proposed which will enhance the site appearance by replacing a portion of the large parking area at the rear of the site.
12. *Provide the location-sensitive transition between neighborhoods and uses along Marlboro Street.* While this site is not along Marlboro Street, it is a transition site between the Water Street neighborhood and the downtown Central Business district. Directly Across Community Way are two three-story residential buildings. A new building at this site will balance the visual appearance opposite the three story buildings and provide a better transition into the CB zoned properties to the north.
13. *Provide shade and public spaces for social interaction.* The new trees to be planted at the site will provide shade on the site. The planned courtyard and benches will provide space for residents and visitors to interact when it is determined to be safe again, post pandemic.

If the variance is granted the spirit of the ordinance will be observed. A new Homeless Shelter and Resource Center will be constructed with adequate beds in a manner which is compatible with the area. It will provide a walkable location close to downtown with elements that fit the intent of the BGR district.

3. **Granting the variance would do substantial justice because:** Granting the variance will allow the owner of the property to sell his now vacant buildings for a use that is a critical need for the community. Redevelopment of the site will improve the value of the property and improve the appearance of the site. Denial of the variance will not benefit the public, but it will cause an unnecessary injustice to the owner and to residents needing shelter and crisis-related services. It will also do nothing to alleviate the complaints of downtown merchants who are frustrated by the public using their private restrooms due to the lack of public restrooms in Keene.
4. **If the variance were granted, the values of the surrounding properties would not be diminished because:** Hundred Nights, Inc. has existed on Lamson Street since 2010. In 2017 a review of the assessed values of the abutting properties was done. It showed that from 2011 to 2016 the abutting properties decreased in value by approximately 1.31%. Citywide, property assessments decreased by an average 5.9% during that same time period. If the variance is granted, the construction of a new building on the proposed site for a Homeless Shelter and Resource Center will enhance the appearance and value of the property. It will not increase traffic and will

not increase noise from the previous use. Values of surrounding properties will not be diminished.

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

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:**

122 – 124 Water Street are two tracts which, when combined, will total 0.67 acres. They are both in the BGR District. Both lots are nonconforming due to building setbacks, building height and lot coverage. Looking at the Keene Zone Map, the 122-124 Water Street lots are a tiny finger of land surrounded on three sides by property in the Central Business District. BGR and CB are vastly different zoning districts: CB has no setback requirements, no parking required, allows buildings up to 6 stories by Special Exception, and allows 100% lot coverage.

BGR has front, side and rear setback requirements, requires on site parking, limits building heights to 2 stories (4 stories with parking under the building), and limits lot coverage to 65% of the lot.

The east half of the property is in the Historic District and in the Downtown Railroad Property Redevelopment Overlay District. The west half is not.

As a finger of BGR land surrounded by CB land, and half of the property in the Historic District and the Downtown Railroad Property Redevelopment District, this results in a unique condition distinguishing this property from other properties in the area and in the BGR District.

This property is also the subject of a proposed re-zoning of the downtown area. It is currently recommended to be re-zoned to a new zone: Downtown Growth District. The Downtown Growth District, as currently proposed, will allow a Homeless Shelter as a permitted use. So why not wait for the re-zoning?

The proposed re-zoning has already been discussed for over two years and staff is not sure if the re-zoning will be adopted this year. This zoning uncertainty has left this property and this project in limbo. This creates another unique and special condition for this property. The owner has no choice but to seek a variance so he can sell his property and the project can proceed. Otherwise, the vacant buildings will remain vacant.

And

ii. **The proposed use is a reasonable one because:**

The proposed use is a Homeless Shelter and Resource Center. It is a reasonable use in this location for many reasons. It is close to downtown

where most of the support services are located for this population. It is not in the middle of downtown. City sidewalks and the Cheshire Rail Trail provide safe walking access to the site. The City Express and the Friendly Bus service this area. The proposed use will not increase traffic and will not generate excessive noise. The construction of a new building on the site will enhance the visual appearance and improve the property value.

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to 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 therefore necessary to enable a reasonable use of it.

The two lots are existing nonconforming lots due to building setbacks, building height and lot coverage. Together, they form a 0.67 acre finger of land in the BGR district which is surrounded on three sides by land in the Central Business District. BGR and CB are vastly different zoning districts: CB has no setback requirements, no parking required, allows buildings up to 6 stories by Special Exception, and allows 100% lot coverage.

BGR has front, side and rear setback requirements, requires on-site parking, limits building heights to 2 stories (4 stories with parking under the building), and limits lot coverage to 65% of the lot.

The east half of the property is in the Historic District and in the Downtown Railroad Property Redevelopment Overlay District. The west half is not.

As a finger of BGR land surrounded by CB land, and half of the property in the Historic District and the Downtown Railroad Property Redevelopment District, this results in a unique condition distinguishing this property from other properties in the area and in the BGR District.

This property is also the subject of a proposed re-zoning of the downtown area. It is currently recommended to be re-zoned to a new zone: Downtown Growth District. The Downtown Growth District, as currently proposed, will allow a Homeless Shelter as a permitted use. So why not wait for the re-zoning?

The proposed re-zoning has already been discussed for over two years and staff is not sure if the re-zoning will be adopted this year. This zoning uncertainty has left this property and this project in limbo. This creates another unique and special condition for this property. The owner has no choice but to seek a variance so he can sell his property and the project can proceed. Otherwise, the vacant buildings will remain vacant.

It is not fair or reasonable to hold this property hostage by a rezoning process that has taken over two years and has no end in sight. The owner has no choice but to seek a variance to allow the proposed use.



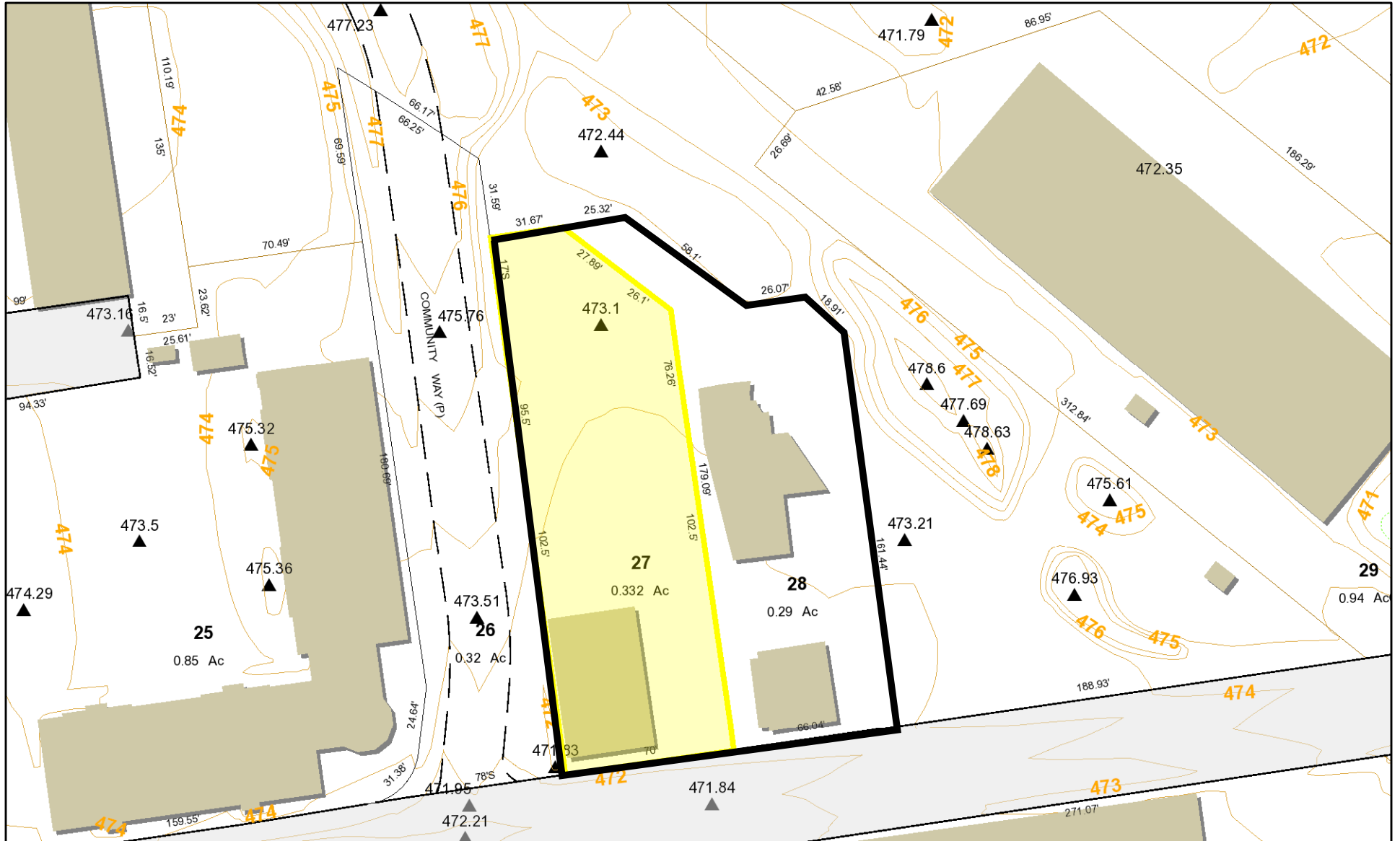
Keene, NH



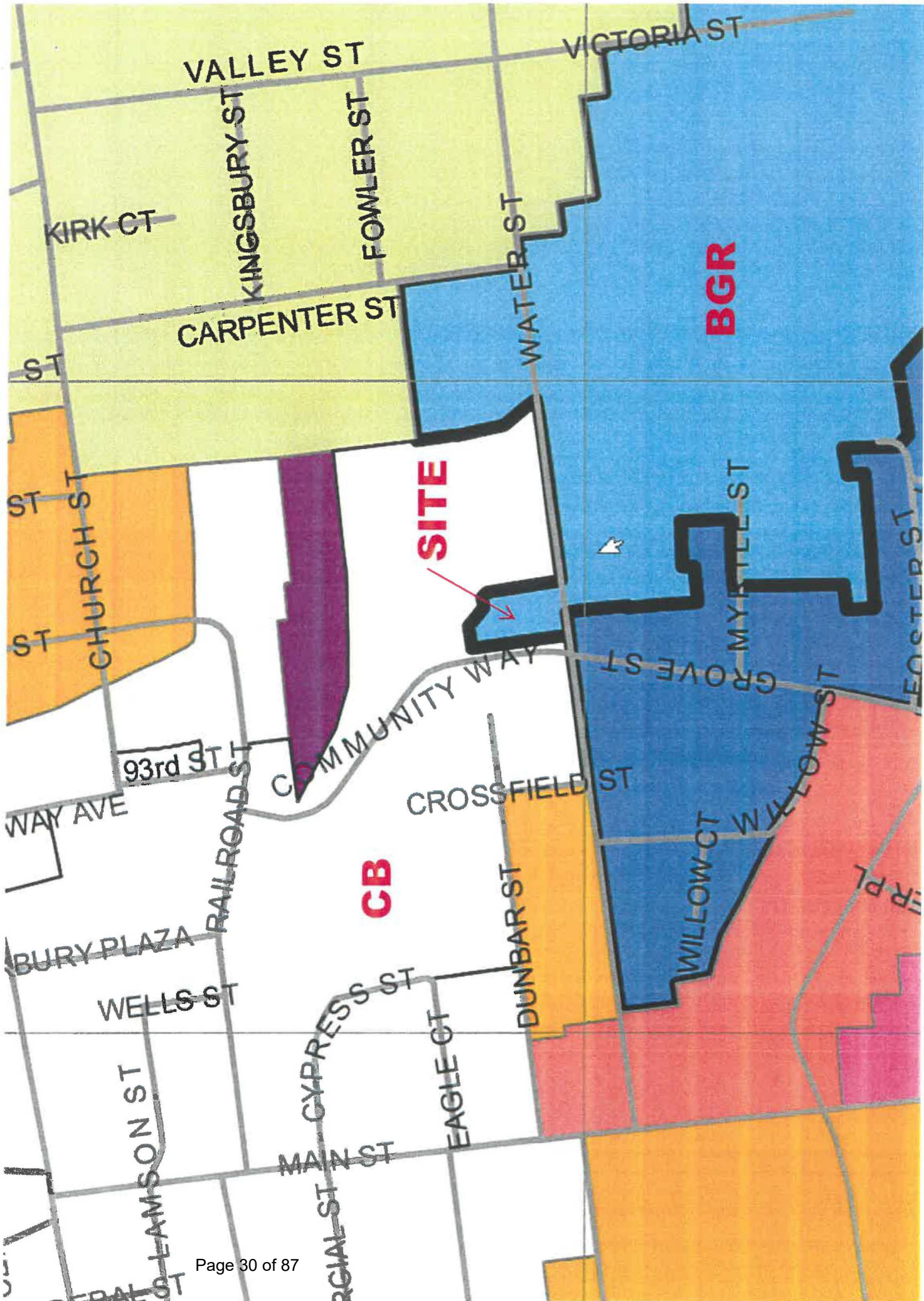
1 inch = 56 Feet



August 28, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



585007000
KNOTTY PINE ANTIQUE MARKET INC
PO BOX 96
WEST SWNZEY NH 03469

585031000000
DONNA FORTE
23 RALSTON ST
KEENE NH 03431-3643

585032000000
JOSHUA A GREENWALD
JENNIFER E GREENWALD
39 CONCORD HILL DR
KEENE NH 03431

585025000
CITYSIDE HOUSING ASSC LP
63 COMMUNITY WAY
KEENE NH 03431

Brickstone Land Use Consultants LLC
185 Winchester Street
Keene NH 03431

585027000,585028000
GREEN DIAMOND GROUP LLC
143 CENTRE ST
EAST SULLIVAN NH 03445

585033000000
THEODORE E CHABOTT LIVING TRUST
245 CHURCH STREET
KEENE NH 03431

596008000000
SEGTEL INC
41 STATE STREET
ALBANY NY 12207

585056000
210 Holdings LLC
PO Box 164
Marlow NH 03456

574041000
Railroad Square Senior Housing LP
PO Box 603
Keene NH 03431

574041000000
RAILROAD STREET CONDOMINIUM
ASSC
PO BOX 603
KEENE NH 03431-0603

574038000
FINDINGS REALTY INC
97 EASTSIDE ROAD
HARRISVILLE NH 03450

574041000000
RAILROAD LAND DEV LLC
51 RAILROAD STREET STE 101
KEENE NH 03431

585026000,585029000
CITY OF KEENE
3 WASHINGTON STREET
KEENE NH 03431

574041000
Southwestern Community Services Inc
63 Community Way
Keene NH 03431

574041000
Bruder Street Properties LLC
2 James Hill Dr
Keene NH 03431-4900

574041000
MFC Land Company Inc
34 Cypress St #E
Keene NH 03431

574041000
CHESHIRE MEDICAL CENTER
ATTN: ACCOUNTS PAYABLE
ONE MEDICAL CENTER DRIVE
LEBANON NH 03756

585034000
Michael A Brown
Deborah L Austin Brown
53 Pine Ave
Keene NH 03431

585030000
B&D Holdings Inc
67 Mountain Blvd Ext
Suite 201
Warren NJ 07059-5602

585058000
Joshua Greenwald
39 Concord Hill Rd
Keene NH 03431

Hundred Nights Inc
PO Box 833
17 Lamson Street
Keene NH 03431



REVISIONS:

OWNER/DEVELOPER:
GREEN DIAMOND GROUP LLC
 143 CENTRE STREET
 EAST SULLIVAN, NH 03445

ENGINEER:

PLANNER:
Brickstone
 Land Use Consultants LLC
Site Planning, Permitting and Development Consulting
 185 Winchester Street, Keene, NH 03431
 Phone: (603) 357-0116

PROPOSED SITE
HUNDRED NIGHTS SHELTER
 122 & 124 WATER STREET
 KEENE, NH

SITE SKETCH

SCALE:
 DATE: AUGUST 20, 2020

SHEET 1

122 - 124 WATER STREET

Write a description for your map.

Legend



Google Earth

100 ft

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50 BELMONT AVE.
ZBA 20-12



Petitioner requests a Variance to permit to change a detached garage to an Accessory Dwelling Unit where one is not a permitted use per Section 102-896



NOTICE OF HEARING

ZBA 20-12

A meeting of the Zoning Board of Adjustment will be held on Tuesday, September 8, 2020 at 6:30 PM to consider the petition of Janis Manwaring, of 50 Belmont Ave., Keene, NH. Due to the COVID-19 State of Emergency, this meeting will be held using the web-based platform, Zoom. The public may access/view the meeting online by visiting www.zoom.us/join or may listen to the meeting by calling (888) 475-4499. The Meeting ID is 857 2267 5504. To notify the public body of any access issues, call (603) 757-0622. More information is available at the City's Zoning Board of Adjustment webpage at www.ci.keene.nh.us/zoning-board-adjustment and on the enclosed document

ZBA 20-12: The Petitioner requests a Variance for property located at 50 Belmont Ave., owned by the applicant, Tax Map #598-034-000 that is in the Low Density District. The Petitioner requests a Variance to permit a change to a detached garage into an Accessory Dwelling Unit (ADU) where a detached ADU is not a permitted use in the Low Density District per Section 102-896 of the Zoning Ordinance

This application is available for public review in the Community Development Department at City Hall, 3 Washington Street, Keene, NH 03431 between the hours of 8:00 am and 4:30 pm by appointment only or online at <https://ci.keene.nh.us/zoning-board-adjustment>. Please call (603) 352-5440 to make an appointment or to speak with a staff person.

ZONING BOARD OF ADJUSTMENT

Corinne Marcou, Clerk

Notice issuance date August 27, 2020

APPLICATION FOR APPEAL

Zoning Board of Adjustment
3 Washington Street, Fourth Floor
Keene, New Hampshire 03431
Phone: (603) 352-5440

For Office Use Only:	
Case No.	<u>ZBA 20-12</u>
Date Filed	<u>8/21/2020</u>
Received By	<u>CJM</u>
Page	<u>1</u> of <u>9</u>
Reviewed By	_____

The undersigned hereby applies to the City of Keene Zoning Board of Adjustment for an Appeal in accordance with provisions of the New Hampshire Revised Statutes Annotated 674:33.

TYPE OF APPEAL - MARK AS MANY AS NECESSARY

- APPEAL OF AN ADMINISTRATIVE DECISION
- APPLICATION FOR CHANGE OF A NONCONFORMING USE
- APPLICATION FOR ENLARGEMENT OF A NONCONFORMING USE
- APPLICATION FOR A SPECIAL EXCEPTION
- APPLICATION FOR A VARIANCE
- APPLICATION FOR AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

SECTION I - GENERAL INFORMATION

Name(s) of Applicant(s) Janis O. Manwaring Phone: 603-352-7185
Address 50 Belmont Avenue
Name(s) of Owner(s) Janis O Manwaring; Daniel O Manwaring
Address 50 Belmont Avenue
Location of Property 50 Belmont Avenue

SECTION II - LOT CHARACTERISTICS

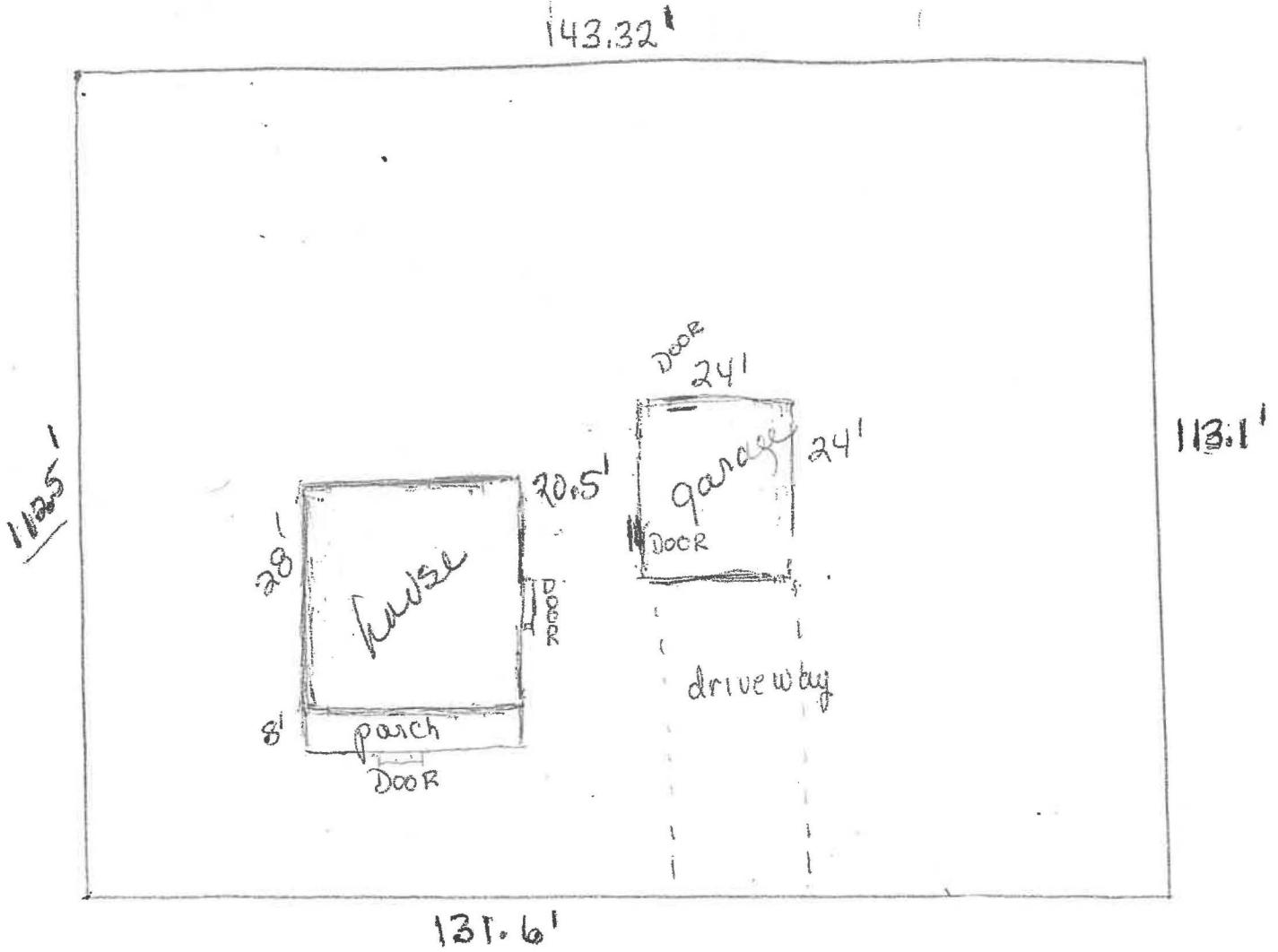
Tax Map Parcel Number 598/1034/000000/00 Zoning District LD
Lot Dimensions: Front 131.6' Rear 143.32 Side 112.5 Side 113.1
Lot Area: Acres 0.355 Square Feet 15,463
% of Lot Covered by Structures (buildings, garages, pools, decks, etc.): Existing 2658 Proposed 2658
% of Impervious Coverage (structures plus driveways and/or parking areas, etc.): Existing 17.18 Proposed 17.18
Present Use garage
Proposed Use ADU

SECTION III - AFFIDAVIT

I hereby certify that I am the owner or the authorized agent of the owner of the property upon which this appeal is sought and that all information provided by me is true under penalty of law.

Janis O. Manwaring Date 8/19/20
(Signature of Owner or Authorized Agent)

Please Print Name Janis O. Manwaring / Daniel O. Manwaring



Belmont Avenue

APPLICATION FOR A VARIANCE

102.896

- A Variance is requested from Section (s) _____ of the Zoning Ordinance to permit:
My wish is to change my detached garage into an Accessory Dwelling Unit (ADU) for my son ; however, it is not a permitted use in the low Density Zone.

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH VARIANCE CRITERIA:

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

An Accessory Dwelling Unit (ADU) is permitted in Low Density Zoning if it is attached to the residence. My proposed ADU is in a detached garage; it is a similar size to the Ordinance's size.

My son and his wife will be living there; I will remain in the house. It meets the requirement that the owner lives in the primary residence. It is a similar size that is proposed by the Ordinance.

Finally it is consistent with the residences and values in the neighborhood.

2. If the variance were granted, the spirit of the ordinance would be observed because:

The spirit of the Ordinance will be observed as my son and his wife will be living there. The original concept of ADU's was to offer a senior family member privacy and independence with close near by. It may be that one day my son and I will change places if I could not walk up the stairs to my home.

It also mirrors the Ordinance that permits an ADU in this zone if attached to the house.

3. Granting the variance would do substantial justice because:

It is fair because no new building is needed to create this ADU. The garage has been there for over 25 years; it has been maintained and is in good shape. My son and his wife want to live near me as I get older and may need more care. That care and concern will hopefully be valued in granting this request for a variance.

4. If the variance were granted, the values of the surrounding properties would not be diminished because

The property values of this residence and garage will increase with an ADU. My taxes will increase because currently the two-car garage is valued at \$7200. The plan for the ADU will include a kitchen, bathroom with shower, bedroom and living room. The exterior will look similar. My son and his wife have one vehicle so the effect on traffic will be minimal. I suspect that the change to an ADU will not be noticed by residents and visitors.

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

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 concern of detached ADU's in the Low Density Zone seems to be related to building a structure on a small lot that would be too close to boundaries and detract from the neighborhood. The garage has been part of this lot for over 25 years. Further, the site plan of the garage and the house only shows that these structure take only 17% of the lot. Making the garage into an ADU would not have a negative effect on the neighborhood.

and

ii. The proposed use is a reasonable one because:

It is a reasonable too have an ADU in a detached building that has been present on the property for over 25 years. The building has been a garage that can be re-purposed as a place where my son and his wife may live following the same guidelines that an attached ADU would follow. It seems reasonable as ADU's are permitted in attached residences in this zone that this variance may be granted.

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to 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 therefore necessary to enable a reasonable use of it.

The hardship is that the garage was built four feet lower that the door to the first floor of the residence. It is impossible to build a breezeway between the garage and the house. Yet a breezeway would meet the requirements of the Low Density Zoning. It is probable that this height difference is the reason that the former owner asked for the garage to be separate from the house.

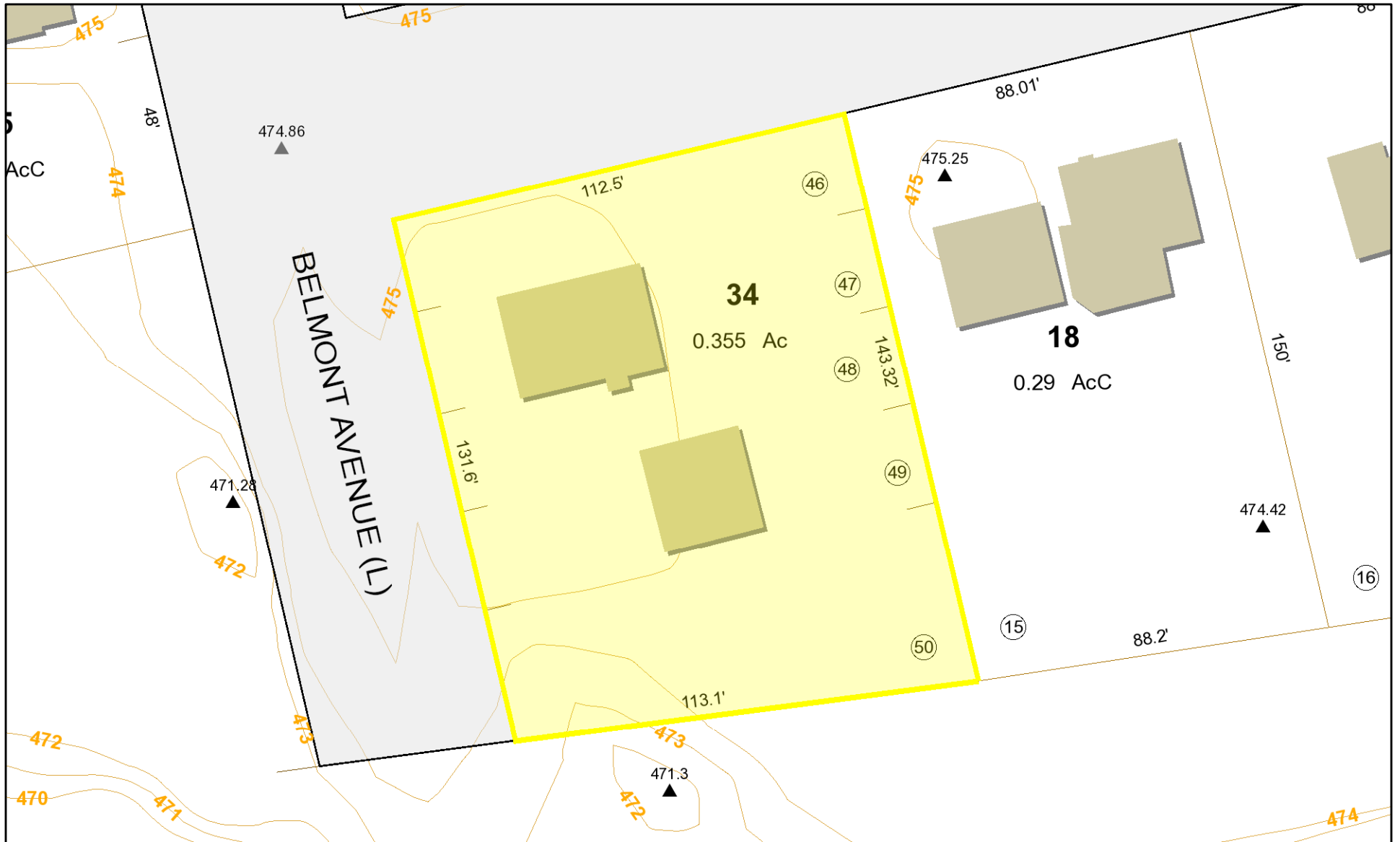


Keene, NH

1 inch = 34 Feet



August 28, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Keene, NH

1 inch = 68 Feet



August 25, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 foot Abutters List Report

Keene, NH
August 16, 2020

Subject Property:

Parcel Number: 598-034-000
CAMA Number: 598-034-000-000-000
Property Address: 50 BELMONT AVE.

Mailing Address: MANWARING, JANIS O.
50 BELMONT AVE.
KEENE, NH 03431

Abutters:

Parcel Number: 598-002-000
CAMA Number: 598-002-000-000-000
Property Address: 150 CONGRESS ST.

Mailing Address: MARKEM CORP
150 CONGRESS ST.
KEENE, NH 03431

Parcel Number: 598-002-000
CAMA Number: 598-002-000-001-002
Property Address: 80 MARTIN ST.

Mailing Address: AMALGAMATED SQUASH C & D CORP
179 SOUTH LINCOLN ST.
KEENE, NH 03431

Parcel Number: 598-002-000
CAMA Number: 598-002-000-002-002
Property Address: 150 CONGRESS ST.

Mailing Address: NORTHERN NEW ENGLAND
TELEPHONE OPERATIONS LLC
770 ELM ST.
MANCHESTER, NH 03101

Parcel Number: 598-014-000
CAMA Number: 598-014-000-000-000
Property Address: 26 COLBY ST.

Mailing Address: RAMIREZ RAUL RAMIREZ JANICE L.
26 COLBY ST.
KEENE, NH 03431

Parcel Number: 598-015-000
CAMA Number: 598-015-000-000-000
Property Address: 28 COLBY ST.

Mailing Address: PUNT LEE
28 COLBY ST.
KEENE, NH 03431

Parcel Number: 598-016-000
CAMA Number: 598-016-000-000-000
Property Address: 25 BROWN ST.

Mailing Address: SAYRE PAMELA A.
75 PINE HILL AVE.
NASHUA, NH 03064

Parcel Number: 598-017-000
CAMA Number: 598-017-000-000-000
Property Address: 21 BROWN ST.

Mailing Address: CONANT DAVID L. CONANT SHEILA A.
21 BROWN ST.
KEENE, NH 03431

Parcel Number: 598-018-000
CAMA Number: 598-018-000-000-000
Property Address: 17 BROWN ST.

Mailing Address: MCLEROY, MICHAEL ANDREW JR.
MCLEROY, SARAH ANNE
17 BROWN ST.
KEENE, NH 03431-4301

Parcel Number: 598-019-000
CAMA Number: 598-019-000-000-000
Property Address: 27 COLBY ST.

Mailing Address: KELLER VICTORIA L.
27 COLBY ST.
KEENE, NH 03431

Parcel Number: 598-020-000
CAMA Number: 598-020-000-000-000
Property Address: 25 COLBY ST.

Mailing Address: WEBB VICTORIA J. BARNARD ROBERT
E.
25 COLBY ST.
KEENE, NH 03431



www.cai-tech.com

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200 foot Abutters List Report

Keene, NH
August 16, 2020

Parcel Number: 598-031-000
CAMA Number: 598-031-000-000-000
Property Address: 40 BELMONT AVE.

Mailing Address: PHAM, NGA
40 BELMONT AVE.
KEENE, NH 03431

Parcel Number: 598-032-000
CAMA Number: 598-032-000-000-000
Property Address: 44 BELMONT AVE.

Mailing Address: SMITH, MEGAN LOUISE
1256 FOREST AVE.
PALO ALTO, CA 94301

Parcel Number: 598-033-000
CAMA Number: 598-033-000-000-000
Property Address: 46 BELMONT AVE.

Mailing Address: DAVOLI TAMMY
46 BELMONT AVE.
KEENE, NH 03431

Parcel Number: 598-035-000
CAMA Number: 598-035-000-000-000
Property Address: 45 BELMONT AVE.

Mailing Address: 45 BELMONT AVE. LLC
27 BELMONT AVE.
KEENE, NH 03431

Parcel Number: 598-036-000
CAMA Number: 598-036-000-000-000
Property Address: 43 BELMONT AVE.

Mailing Address: HOPE WILLIAM R. RILEY BRENDA
43 BELMONT AVE.
KEENE, NH 03431

Parcel Number: 598-037-000
CAMA Number: 598-037-000-000-000
Property Address: 39 BELMONT AVE.

Mailing Address: HEARN JEANNE S.
39 BELMONT AVE.
KEENE, NH 03431



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245 CHURCH ST.
ZBA 20-13



Petitioner requests a Variance to permit to construct a three car garage within five foot side setback where ten feet is required per Section 102-791

0 KIRK CT.
ZBA 20-13



Petitioner requests a Variance to permit to construct a three car garage within five foot side setback where ten feet is required per Section 102-791



NOTICE OF HEARING

ZBA 20-13

A meeting of the Zoning Board of Adjustment will be held on Tuesday, September 8, 2020 at 6:30 PM to consider the petition of Theodore Chabott, of 245 Church St., Keene, NH. Due to the COVID-19 State of Emergency, this meeting will be held using the web-based platform, Zoom. **The public may access/view the meeting online by visiting www.zoom.us/join or may listen to the meeting by calling (888) 475-4499. The Meeting ID is 857 2267 5504.** To notify the public body of any access issues, call (603) 757-0622. More information is available at the City's Zoning Board of Adjustment webpage at www.ci.keene.nh.us/zoning-board-adjustment and on the enclosed document

ZBA 20-13: The Petitioner requests a Variance for property located at 245 Church St., Tax Map #573-060-000 that is in the Medium Density District. The Petitioner requests a Variance to permit the construction of a three car garage within five foot side setback where ten feet is required per Section 102-791 of the Zoning Ordinance

This application is available for public review in the Community Development Department at City Hall, 3 Washington Street, Keene, NH 03431 between the hours of 8:00 am and 4:30 pm by appointment only or online at <https://ci.keene.nh.us/zoning-board-adjustment>. Please call (603) 352-5440 to make an appointment or to speak with a staff person.

ZONING BOARD OF ADJUSTMENT

Corinne Marcoti, Clerk

Notice issuance date August 27, 2020

APPLICATION FOR APPEAL

Zoning Board of Adjustment
3 Washington Street, Fourth Floor
Keene, New Hampshire 03431
Phone: (603) 352-5440

For Office Use Only:	
Case No.	<u>ZBA 20.13</u>
Date Filed	<u>8/21/20</u>
Received By	<u>CM</u>
Page	<u>1</u> of <u>14</u>
Reviewed By	_____

The undersigned hereby applies to the City of Keene Zoning Board of Adjustment for an Appeal in accordance with provisions of the New Hampshire Revised Statutes Annotated 674:33.

TYPE OF APPEAL - MARK AS MANY AS NECESSARY

- APPEAL OF AN ADMINISTRATIVE DECISION
- APPLICATION FOR CHANGE OF A NONCONFORMING USE
- APPLICATION FOR ENLARGEMENT OF A NONCONFORMING USE
- APPLICATION FOR A SPECIAL EXCEPTION
- APPLICATION FOR A VARIANCE
- APPLICATION FOR AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

SECTION I - GENERAL INFORMATION

Name(s) of Applicant(s) Theodore Chabott Phone: 603 209-7215
Address 245 Church St
Name(s) of Owner(s) Samc
Address _____
Location of Property 245 Church St

SECTION II - LOT CHARACTERISTICS

Tax Map Parcel Number 69 + 67 Zoning District _____
Lot Dimensions: Front 57.5 Rear 57.5 Side 115.5 Side 140
Lot Area: Acres 0.384 Ac Square Feet 16712.5 total 2 lots
% of Lot Covered by Structures (buildings, garages, pools, decks, etc.): Existing 11% Proposed 8%
% of Impervious Coverage (structures plus driveways and/or parking areas, etc.): Existing 21% Proposed 12%
Present Use House and a total of 3 car garage
Proposed Use Add a 3 car garage for classic cars and Hobby Shop

SECTION III - AFFIDAVIT

I hereby certify that I am the owner or the authorized agent of the owner of the property upon which this appeal is sought and that all information provided by me is true under penalty of law.

Theodore Chabott Date _____
(Signature of Owner or Authorized Agent)

Please Print Name Theodore Chabott

PROPERTY ADDRESS 245 Church St

APPLICATION FOR A VARIANCE

- A Variance is requested from Section (s) 201-791 of the Zoning Ordinance to permit:

I wish to build a 3 car garage within 5' side set back.

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH VARIANCE CRITERIA:

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

*The garage would be behind my house barely
visibly from the street.*

*I am requesting this set back so that my vehicles
would have proper room to swing into the garage.*

2. If the variance were granted, the spirit of the ordinance would be observed because:

*The garage sits five ft instead of ten ft from
the property line, which my neighbor has
no objections.*

3. Granting the variance would do substantial justice because:

It adds value to the neighborhood

4. If the variance were granted, the values of the surrounding properties would not be diminished because

*I am spending seventy thousand dollars to build this
Garage so it should be an asset to neighborhood*

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

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 reason I am asking for a variance is that my property is only 57.5' wide. I wish to set the garage back 5' in order to have enough room to swing and my full size cars into the garage

ii. The proposed use is a reasonable one because:

I am 77 years old and finding it more difficult to go elsewhere to work on classic cars. I would like very much to have the garage located at my home, in order to work on my cars in my senior years.

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to 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 therefore necessary to enable a reasonable use of it.

The garage will be behind my home barely visible from the street. I am planning on vinyl siding it like my home, so it will blend in.

Thank you.
Ted Chabot

CHABOTT Coal & Oil Inc.

P.O. BOX 343 • 19 GROVE ST.

KEENE, N.H. 03431-0343

PHONE (603) 352-0343

Date 8-19-70

Name _____

Address _____

City _____

Job _____

To whom it may concern

I am now retired and own three classic cars. I wish to build this garage to house them in one place and to be able to work on them in home.

Thank you for your consideration
Ted Chabott

603-209-7215

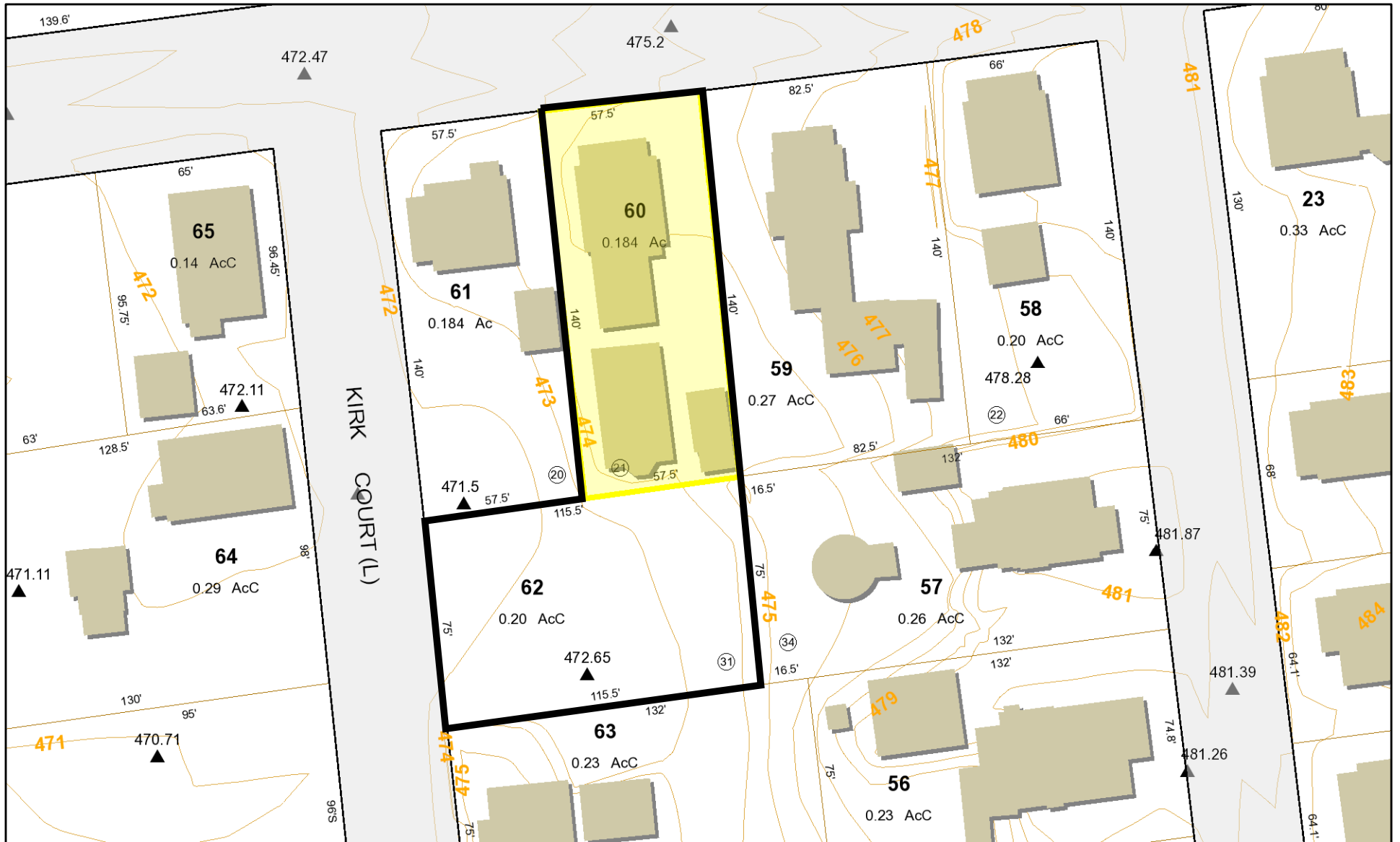


Keene, NH

1 inch = 50 Feet



August 28, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

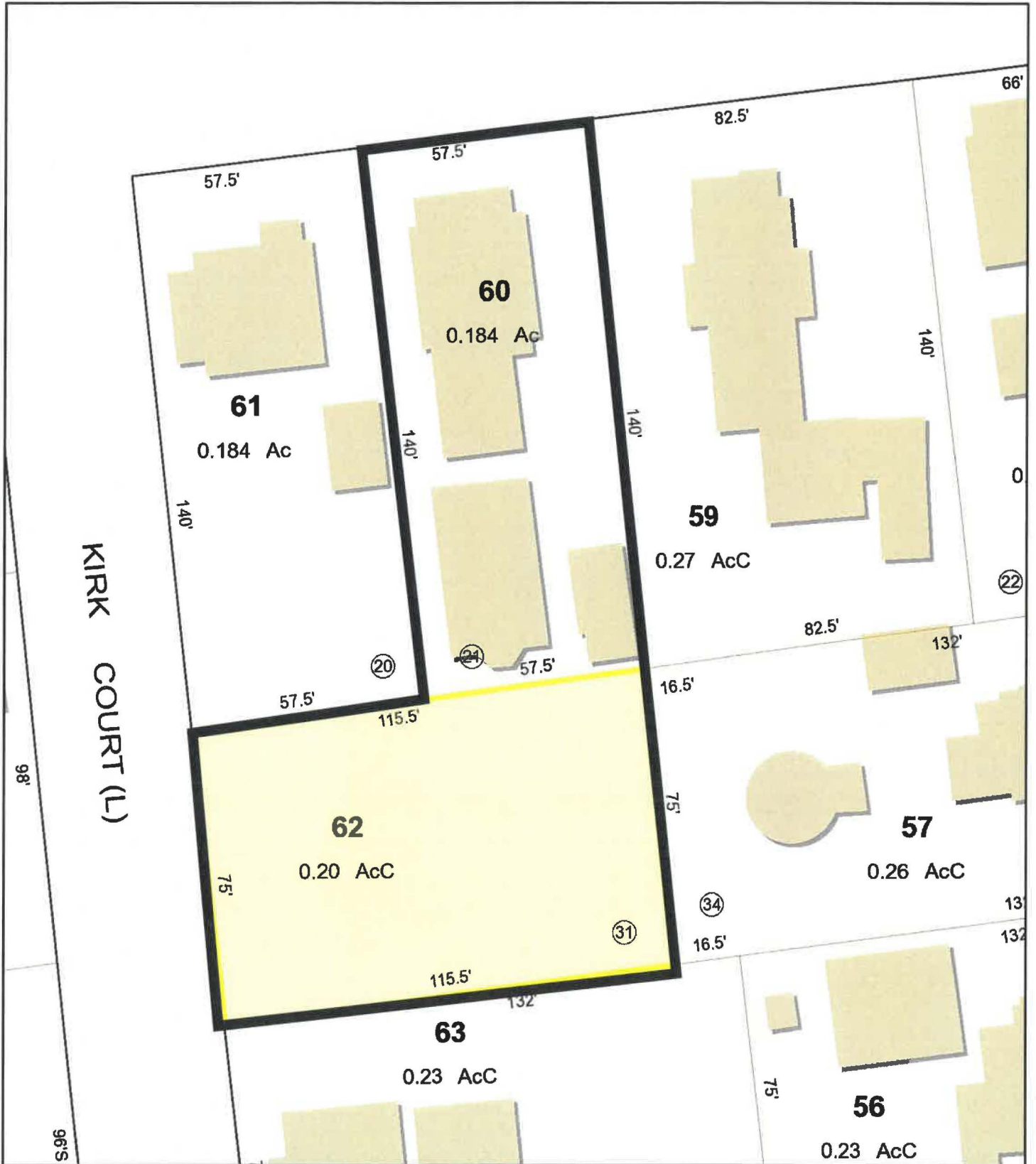


Keene, NH

1 inch = 34 Feet



August 26, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 foot Abutters List Report

Keene, NH
August 25, 2020

Parcel Number: 573-055-000
CAMA Number: 573-055-000-000-000
Property Address: 31 VALLEY ST.

Mailing Address: EASTMAN, DYLAN J.
31 VALLEY ST.
KEENE, NH 03431

Parcel Number: 573-056-000
CAMA Number: 573-056-000-000-000
Property Address: 25 VALLEY ST.

Mailing Address: DESROSIERS ROYAL DESROSIERS
CAROLINE
25 VALLEY ST.
KEENE, NH 03431

Parcel Number: 573-057-000
CAMA Number: 573-057-000-000-000
Property Address: 17 VALLEY ST.

Mailing Address: REYNOLDS MICHAEL J. REYNOLDS
ANDREA M.
17 VALLEY ST.
KEENE, NH 03431

Parcel Number: 573-058-000
CAMA Number: 573-058-000-000-000
Property Address: 259 CHURCH ST.

Mailing Address: BÉDARD, WENDI L.
259 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-059-000
CAMA Number: 573-059-000-000-000
Property Address: 251 CHURCH ST.

Mailing Address: SKINNER KATHRYN K.
251 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-060-000
CAMA Number: 573-060-000-000-000
Property Address: 245 CHURCH ST.

Mailing Address: CHABOTT THEODORE E. LIVING TRUST

245 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-061-000
CAMA Number: 573-061-000-000-000
Property Address: 241 CHURCH ST.

Mailing Address: KORSEN JORDANA D. REV. TRUST
241 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-063-000
CAMA Number: 573-063-000-000-000
Property Address: 20 KIRK CT.

Mailing Address: HAYES, TIMOTHY
20 KIRK CT.
KEENE, NH 03431

Parcel Number: 573-064-000
CAMA Number: 573-064-000-000-000
Property Address: 7 KIRK CT.

Mailing Address: MORIN, ERIN E. LAKE, ANDREA A.
7 KIRK CT.
KEENE, NH 03431

Parcel Number: 573-065-000
CAMA Number: 573-065-000-000-000
Property Address: 229 CHURCH ST.

Mailing Address: BERGERON DONALD J. REV. TRUST
229 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-066-000
CAMA Number: 573-066-000-000-000
Property Address: 215 CHURCH ST.

Mailing Address: GROSSI PROPERTIES LLC
90 MIDDLE HANCOCK RD.
PETERBOROUGH, NH 03458

Parcel Number: 573-067-000
CAMA Number: 573-067-000-000-000
Property Address: 36 CARPENTER ST.

Mailing Address: MGJ REALTY LLC
PO BOX 562
KEENE, NH 03431



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8/25/2020

Page 2 of 2



200 foot Abutters List Report

Keene, NH
August 25, 2020

Subject Property:

Parcel Number: 573-062-000
CAMA Number: 573-062-000-000-000
Property Address: 0 KIRK CT.

Mailing Address: CHABOTT THEODORE E. LIVING TRUST
245 CHURCH ST.
KEENE, NH 03431

Abutters:

Parcel Number: 570-054-000
CAMA Number: 570-054-000-000-000
Property Address: 238 CHURCH ST.

Mailing Address: CITY OF KEENE
3 WASHINGTON ST.
KEENE, NH 03431

Parcel Number: 570-055-000
CAMA Number: 570-055-000-000-000
Property Address: 242 CHURCH ST.

Mailing Address: ZINN SHAWN M. ZINN ELIZABETH A.
242 CHURCH ST.
KEENE, NH 03431

Parcel Number: 570-068-000
CAMA Number: 570-068-000-000-000
Property Address: 252 CHURCH ST.

Mailing Address: RONDEAU JOHN G. RONDEAU DAVIDA
A.
252 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-023-000
CAMA Number: 573-023-000-000-000
Property Address: 269 CHURCH ST.

Mailing Address: DEMAY BRUCE R. DEMAY YVONNE
269 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-024-000
CAMA Number: 573-024-000-000-000
Property Address: 16 VALLEY ST.

Mailing Address: DROUIN MICHAEL
16 VALLEY ST.
KEENE, NH 03431

Parcel Number: 573-025-000
CAMA Number: 573-025-000-000-000
Property Address: 22 VALLEY ST.

Mailing Address: RICHTER FRANK F.M. RICHTER
BARBARA B.
PO BOX 822
KEENE, NH 03431

Parcel Number: 573-026-000
CAMA Number: 573-026-000-000-000
Property Address: 28 VALLEY ST.

Mailing Address: WEGLINSKI ANDREW M. WEGLINSKI
AMANDA L.
28 VALLEY ST.
KEENE, NH 03431

Parcel Number: 573-052-000
CAMA Number: 573-052-000-000-000
Property Address: 26 KINGSBURY ST.

Mailing Address: EAST HAVEN PROPERTY LLC
PO BOX 318
CHESTERFIELD, NH 03443

Parcel Number: 573-053-000
CAMA Number: 573-053-000-000-000
Property Address: 30 KINGSBURY ST.

Mailing Address: GORSUCH HOLLY
30 KINGSBURY ST.
KEENE, NH 03431-3825

Parcel Number: 573-054-000
CAMA Number: 573-054-000-000-000
Property Address: 39 VALLEY ST.

Mailing Address: DOWNES, MICHAEL J.
39 VALLEY ST.
KEENE, NH 03431



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Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

8/25/2020

Page 1 of 2



200 foot Abutters List Report

Keene, NH
August 25, 2020

Parcel Number: 573-065-000
CAMA Number: 573-065-000-000-000
Property Address: 229 CHURCH ST.

Mailing Address: BERGERON DONALD J. REV. TRUST
229 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-066-000
CAMA Number: 573-066-000-000-000
Property Address: 215 CHURCH ST.

Mailing Address: GROSSI PROPERTIES LLC
90 MIDDLE HANCOCK RD.
PETERBOROUGH, NH 03458

Parcel Number: 573-067-000
CAMA Number: 573-067-000-000-000
Property Address: 36 CARPENTER ST.

Mailing Address: MGJ REALTY LLC
PO BOX 562
KEENE, NH 03431



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8/25/2020

Page 3 of 3



200 foot Abutters List Report

Keene, NH
August 25, 2020

Parcel Number: 573-025-000
CAMA Number: 573-025-000-000-000
Property Address: 22 VALLEY ST.

Mailing Address: RICHTER FRANK F.M. RICHTER
BARBARA B.
PO BOX 822
KEENE, NH 03431

Parcel Number: 573-052-000
CAMA Number: 573-052-000-000-000
Property Address: 26 KINGSBURY ST.

Mailing Address: EAST HAVEN PROPERTY LLC
PO BOX 318
CHESTERFIELD, NH 03443

Parcel Number: 573-053-000
CAMA Number: 573-053-000-000-000
Property Address: 30 KINGSBURY ST.

Mailing Address: GORSUCH HOLLY
30 KINGSBURY ST.
KEENE, NH 03431-3825

Parcel Number: 573-055-000
CAMA Number: 573-055-000-000-000
Property Address: 31 VALLEY ST.

Mailing Address: EASTMAN, DYLAN J.
31 VALLEY ST.
KEENE, NH 03431

Parcel Number: 573-056-000
CAMA Number: 573-056-000-000-000
Property Address: 25 VALLEY ST.

Mailing Address: DESROSIERS ROYAL DESROSIERS
CAROLINE
25 VALLEY ST.
KEENE, NH 03431

Parcel Number: 573-057-000
CAMA Number: 573-057-000-000-000
Property Address: 17 VALLEY ST.

Mailing Address: REYNOLDS MICHAEL J. REYNOLDS
ANDREA M.
17 VALLEY ST.
KEENE, NH 03431

Parcel Number: 573-058-000
CAMA Number: 573-058-000-000-000
Property Address: 259 CHURCH ST.

Mailing Address: BEDARD, WENDI L.
259 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-059-000
CAMA Number: 573-059-000-000-000
Property Address: 251 CHURCH ST.

Mailing Address: SKINNER KATHRYN K.
251 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-061-000
CAMA Number: 573-061-000-000-000
Property Address: 241 CHURCH ST.

Mailing Address: KORSEN JORDANA D. REV. TRUST
241 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-062-000
CAMA Number: 573-062-000-000-000
Property Address: 0 KIRK CT.

Mailing Address: CHABOTT THEODORE E. LIVING TRUST
245 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-063-000
CAMA Number: 573-063-000-000-000
Property Address: 20 KIRK CT.

Mailing Address: HAYES, TIMOTHY
20 KIRK CT.
KEENE, NH 03431

Parcel Number: 573-064-000
CAMA Number: 573-064-000-000-000
Property Address: 7 KIRK CT.

Mailing Address: MORIN, ERIN E. LAKE, ANDREA A.
7 KIRK CT.
KEENE, NH 03431



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Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

8/25/2020

Page 2 of 3



200 foot Abutters List Report

Keene, NH
August 25, 2020

Subject Property:

Parcel Number: 573-060-000
CAMA Number: 573-060-000-000-000
Property Address: 245 CHURCH ST.

Mailing Address: CHABOTT THEODORE E. LIVING TRUST
245 CHURCH ST.
KEENE, NH 03431

Abutters:

Parcel Number: 570-054-000
CAMA Number: 570-054-000-000-000
Property Address: 238 CHURCH ST.

Mailing Address: CITY OF KEENE
3 WASHINGTON ST.
KEENE, NH 03431

Parcel Number: 570-055-000
CAMA Number: 570-055-000-000-000
Property Address: 242 CHURCH ST.

Mailing Address: ZINN SHAWN M. ZINN ELIZABETH A.
242 CHURCH ST.
KEENE, NH 03431

Parcel Number: 570-056-000
CAMA Number: 570-056-000-000-000
Property Address: 53 PROBATE ST.

Mailing Address: SLATE LINDA M.
53 PROBATE ST.
KEENE, NH 03431

Parcel Number: 570-057-000
CAMA Number: 570-057-000-000-000
Property Address: 47 PROBATE ST.

Mailing Address: DEUSO JULIA
47 PROBATE ST.
KEENE, NH 03431-3855

Parcel Number: 570-067-000
CAMA Number: 570-067-000-000-000
Property Address: 52 PROBATE ST.

Mailing Address: BRUNO, LAURA J. SIMARANO, JESSICA M.
52 PROBATE ST.
KEENE, NH 03431

Parcel Number: 570-068-000
CAMA Number: 570-068-000-000-000
Property Address: 252 CHURCH ST.

Mailing Address: RONDEAU JOHN G. RONDEAU DAVIDA A.
252 CHURCH ST.
KEENE, NH 03431

Parcel Number: 570-069-000
CAMA Number: 570-069-000-000-000
Property Address: 260 CHURCH ST.

Mailing Address: JALARAM PROPERTIES INC.
PO BOX 443
MARLBOROUGH, NH 03455

Parcel Number: 570-070-000
CAMA Number: 570-070-000-000-000
Property Address: 270 CHURCH ST.

Mailing Address: PROMPLOY FAMILY LIVING TRUST
58 MONTCLAIR AVE.
NORTH QUINCY, MA 02171-2519

Parcel Number: 573-023-000
CAMA Number: 573-023-000-000-000
Property Address: 269 CHURCH ST.

Mailing Address: DEMAY BRUCE R. DEMAY YVONNE
269 CHURCH ST.
KEENE, NH 03431

Parcel Number: 573-024-000
CAMA Number: 573-024-000-000-000
Property Address: 16 VALLEY ST.

Mailing Address: DROUIN MICHAEL
16 VALLEY ST.
KEENE, NH 03431



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8/25/2020

Page 1 of 3

Anne Z Tift

Please return the original Voluntary Merger to:

City of Keene
 Community Development Department
 3 Washington Street
 Keene, New Hampshire 03431



NOTICE OF VOLUNTARY MERGER

(RSA 674:39-A)

State of New Hampshire, Cheshire County, City of Keene

Pursuant to RSA 674:39-a, we the undersigned being common owners of the lots described below do voluntarily merge the described lots into a single lot. No merged parcel shall hereafter be separately transferred without subdivision approval.

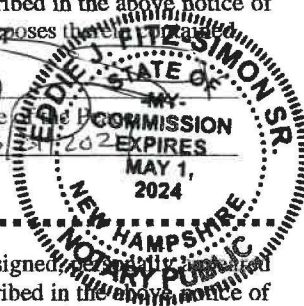
PARCELS TO BE MERGED

	ADDRESS and CITY	CURRENT DEED VOLUME, PAGE #, AND DATE	TAX MAP NO.
1.	245 Church Keene	Plan Book 2 Page 146	Lot 4
2.	0 Kirk Ct Keene	Plan Book 7 Page 146	Lot 14
3.			
4.			

On this the 3-30-20 day of 30, 2020, before me, the undersigned, personally appeared Theodore Chabatt known to me (or satisfactorily proven) to be the person described in the above notice of merger, and acknowledged that she/he executed the same in the capacity therein stated and for the purposes therein stated.

Theodore Chabatt
 Owner 1
Theodore Chabatt
 Print Name

Eddy Fitzsimon
 Notary Public/Justice of the Peace
 Commission expires 05-01-2024



On this the _____ day of _____, 20____, before me, the undersigned, _____, known to me (or satisfactorily proven) to be the person described in the above notice of merger, and acknowledged that she/he executed the same in the capacity therein stated and for the purposes therein contained.

 Owner 2

 Print Name

 Notary Public/Justice of the Peace
 Commission expires _____



Company Name

Signature of Owner and Title

Print Owner Name

CORPORATE ACKNOWLEDGEMENT:

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of the _____ a New Hampshire corporation, and that he/she, as such _____, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

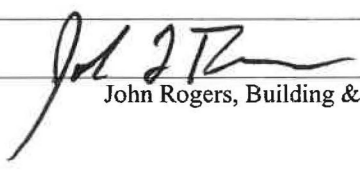
Notary Public/Justice of the Peace

Commission Expires

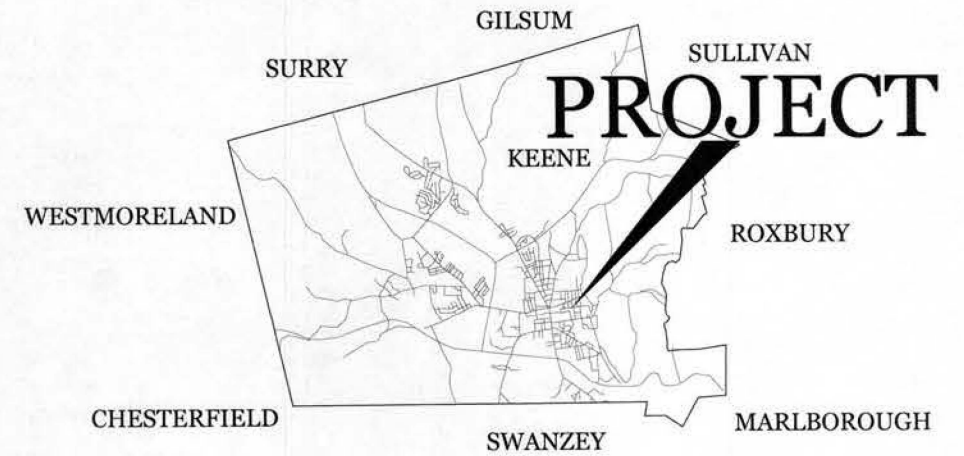
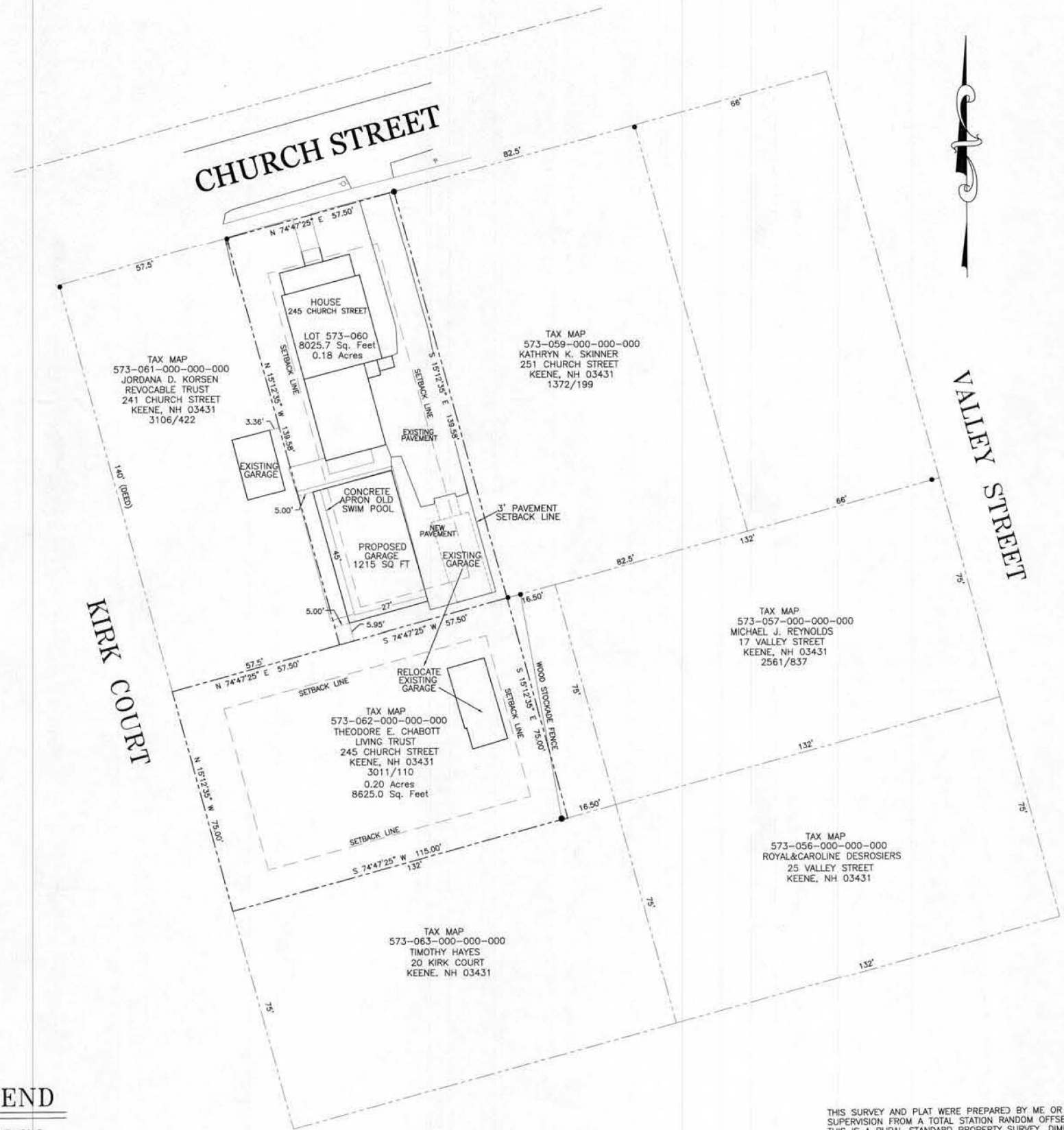


Approved by the City of Keene Planning Board designee:

Dated, Keene, New Hampshire,
4-8-2020, 2020



John Rogers, Building & Health Official



NOTES

- BEARINGS ARE BASED ON A 2020 MAGNETIC OBSERVATION.
- PLAN REFERENCES:
A. PLAN OF LOTS, WALTER K KIRK, PREPARED BY H.B. ONEIL CE DATED 1925, RECORDED IN PB 2 #146.
- ASSESSOR INFORMATION BASED ON TOWN RECORDS:
TAX MAP
573-060-000-000-000
THEODORE E. CHABOTT
LIVING TRUST
245 CHURCH STREET
KEENE, NH 03431
3011/108

PLOT PLAN
PREPARED FOR
THEODORE E. CHABOTT
LIVING TRUST
245 CHURCH STREET
CITY OF KEENE
COUNTY OF CHESHIRE
STATE OF NEW HAMPSHIRE
SCALE: 1 INCH = 20 FEET
JULY 28, 2020



LEGEND

- UTILITY POLE
- IRON PIN FOUND
- ⊕ FIRE HYDRANT
- PROPERTY LINE

THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION RANDOM OFFSET CONTROL TRAVERSE. THIS IS A RURAL STANDARD PROPERTY SURVEY. DIMENSIONS SHOWN HEREON ARE SUBJECT TO THE CLOSURE, WITH RESPECT TO THE SURVEY CLASSIFICATION. THIS SURVEY AND PLAT ARE INVALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL. THIS SURVEY AND PLAT ARE SUBJECT TO ANY ITEMS THAT A TRUE AND ACCURATE TITLE ABSTRACT AND OPINION MAY REVEAL. CONSULT LEGAL COUNSEL FOR ALL MATTERS REGARDING TITLE.

David A. Mann
DAVID A. MANN LLS 641



DAVID A. MANN SURVEY
A DIVISION OF DAVIS AND DEWEY, INC.
3 GREENBRIAR ROAD
KEENE, N.H. 03431
603.357.5904

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173 WYMAN RD.
ZBA 20-14



Petitioner requests a Variance to permit a three +/- acre lot with 2.85 +/- acres of upland & 0.15 acres of delineated wetlands, where five acres is required per Section 102-791



NOTICE OF HEARING

ZBA 20-14

A meeting of the Zoning Board of Adjustment will be held on Tuesday, September 8, 2020 at 6:30 PM to consider the petition of David Borden, of 55 Langley Rd., Keene, NH. Due to the COVID-19 State of Emergency, this meeting will be held using the web-based platform, Zoom. **The public may access/view the meeting online by visiting www.zoom.us/join or may listen to the meeting by calling (888) 475-4499. The Meeting ID is 857 2267 5504.** To notify the public body of any access issues, call (603) 757-0622. More information is available at the City's Zoning Board of Adjustment webpage at www.ci.keene.nh.us/zoning-board-adjustment and on the enclosed document

ZBA 20-14: The Petitioner requests a Variance for property located at 173 Wyman Rd., owned by the Bruce L. and Phyllis R. Borden Revocable Trust, of 173 Wyman Rd., Tax Map #210-048-000 that is in the Rural District. The Petitioner requests a Variance to permit a three +/- acre lot with 2.85 +/- acres of upland and 0.15 +/- acres of delineated wetlands, where five acres are required per Section 102-791 of the Zoning Ordinance

This application is available for public review in the Community Development Department at City Hall, 3 Washington Street, Keene, NH 03431 between the hours of 8:00 am and 4:30 pm by appointment only or online at <https://ci.keene.nh.us/zoning-board-adjustment>. Please call (603) 352-5440 to make an appointment or to speak with a staff person.

ZONING BOARD OF ADJUSTMENT

Corinne Marcou, Clerk

Notice issuance date August 27, 2020

APPLICATION FOR APPEAL

Zoning Board of Adjustment
3 Washington Street, Fourth Floor
Keene, New Hampshire 03431
Phone: (603) 352-5440

For Office Use Only:	
Case No.	<u>ZBA 20-14</u>
Date Filed	<u>8/24/2020</u>
Received By	<u>CJM</u>
Page	of
Reviewed By	

The undersigned hereby applies to the City of Keene Zoning Board of Adjustment for an Appeal in accordance with provisions of the New Hampshire Revised Statutes Annotated 674:33.

TYPE OF APPEAL - MARK AS MANY AS NECESSARY

- APPEAL OF AN ADMINISTRATIVE DECISION
- APPLICATION FOR CHANGE OF A NONCONFORMING USE
- APPLICATION FOR ENLARGEMENT OF A NONCONFORMING USE
- APPLICATION FOR A SPECIAL EXCEPTION
- APPLICATION FOR A VARIANCE
- APPLICATION FOR AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

SECTION I - GENERAL INFORMATION

Name(s) of Applicant(s) David G Borden Phone: 603-313-1319
Address 55 Langley Road, Keene, NH 03431
Name(s) of Owner(s) Bruce L and Phyllis R Borden Revocable Trust
Address 173 Wyman Road, Keene, NH 03431
Location of Property Same

SECTION II - LOT CHARACTERISTICS

Tax Map Parcel Number 210-048-000 Zoning District Rural
Lot Dimensions: Front 1647 Rear 3582 Side 321 Side 440
Lot Area: Acres 31.7 Square Feet _____
% of Lot Covered by Structures (buildings, garages, pools, decks, etc.): Existing 0.23% Proposed 2.49%
% of Impervious Coverage (structures plus driveways and/or parking areas, etc.): Existing 0.24% Proposed 4.%%%
Present Use Residential
Proposed Use Residential

SECTION III - AFFIDAVIT

I hereby certify that I am the owner or the authorized agent of the owner of the property upon which this appeal is sought and that all information provided by me is true under penalty of law.

Date 8-24-2020

(Signature of Owner or Authorized Agent)

Please Print Name David G Borden

PROPERTY ADDRESS 173 Wyman Road, Keene, NH

APPLICATION FOR A VARIANCE

- A Variance is requested from Section (s) 102-791 Table #1 of the Zoning Ordinance to permit:

Permit a 3 +/- acre lot where 5 acres are required, with 2.85 +/- acres of upland and 0.15 +/- acres of delineated wetlands.

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH VARIANCE CRITERIA:

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

It fits in with the current neighborhood characteristics. Many lots in the area are much smaller than this request.

2. If the variance were granted, the spirit of the ordinance would be observed because:

The neighborhood would still be very rural in nature. Wet lands will not be disturbed or built upon. Rural zone will still have 50' set backs.

3. Granting the variance would do substantial justice because:

It would allow an additional building lot that exceeds the size of many in the neighborhood.

4. If the variance were granted, the values of the surrounding properties would not be diminished because

The proposed 3 acre lot fits in nicely with existing neighbors. No new building proposed.

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

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 fact that there is over 31 acres it doesn't appear to be unreasonable to have 2 building lots. A 3 acre division with existing buildings allows an affordable sale to take place and a second lot to be defined to conform to standards.

and

ii. The proposed use is a reasonable one because:

It fits nicely with the existing character of the neighborhood.

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to 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 therefore necessary to enable a reasonable use of it.

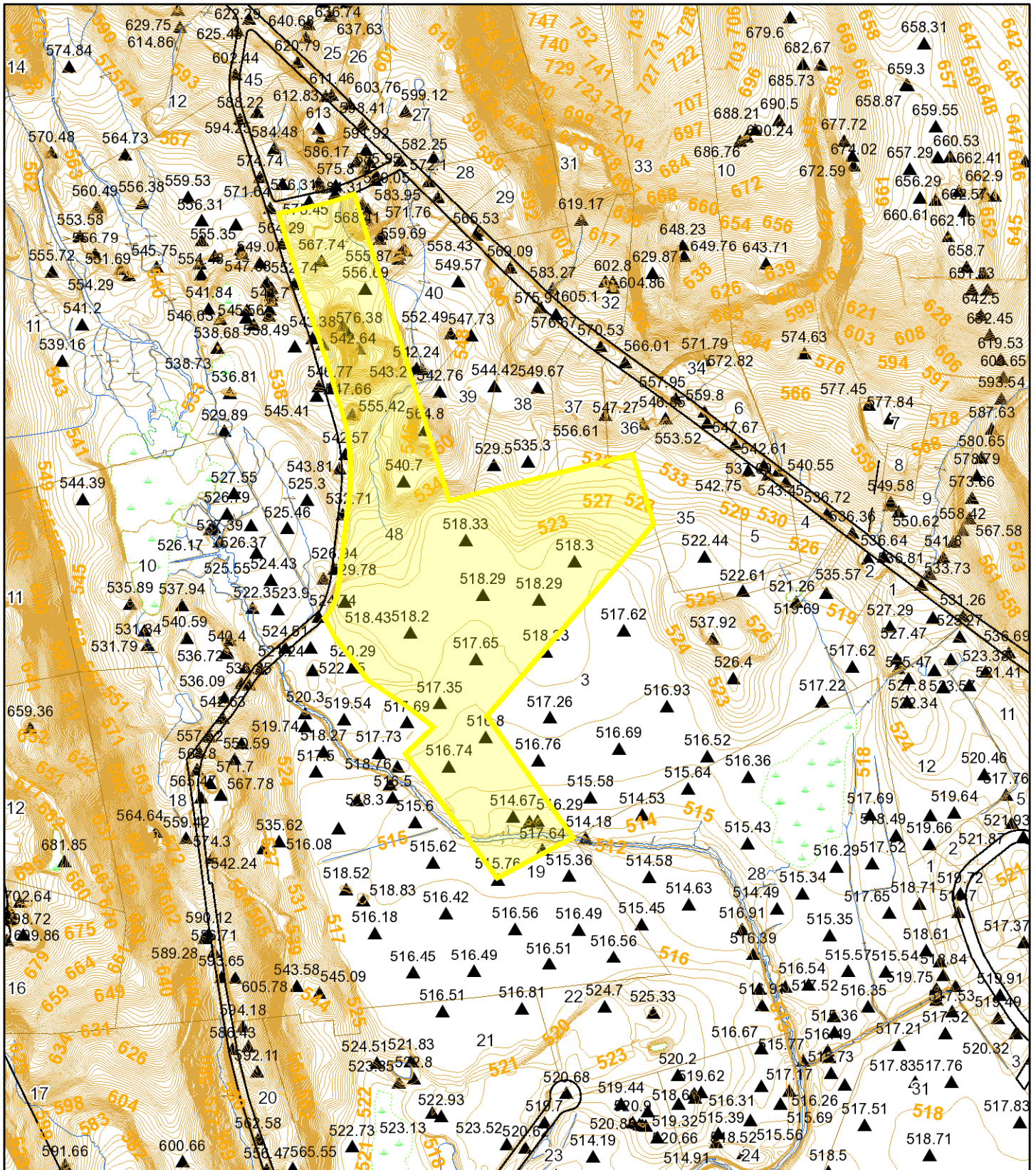


Keene, NH

1 inch = 551 Feet



August 28, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Surry

Alpole Rd

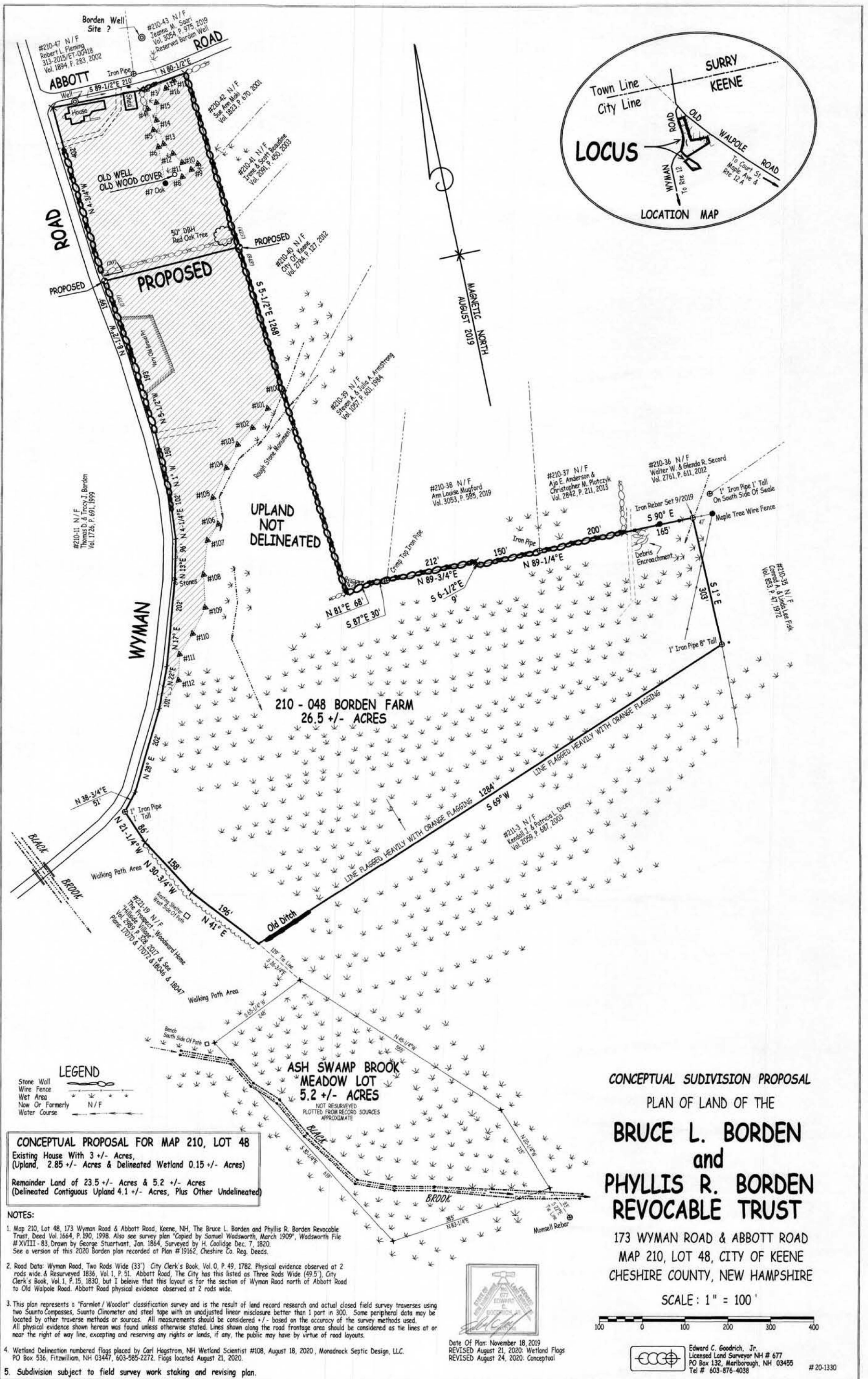
KIBBY LN

HWY 12
Dump Rd

Town of Surry

Valley Vw





CONCEPTUAL PROPOSAL FOR MAP 210, LOT 48
 Existing House With 3 +/- Acres,
 (Upland, 2.85 +/- Acres & Delineated Wetland 0.15 +/- Acres)
 Remainder Land of 23.5 +/- Acres & 5.2 +/- Acres
 (Delineated Contiguous Upland 4.1 +/- Acres, Plus Other Undelineated)

- NOTES:**
- Map 210, Lot 48, 173 Wyman Road & Abbott Road, Keene, NH, The Bruce L. Borden and Phyllis R. Borden Revocable Trust, Deed Vol. 1664, P. 190, 1998. Also see survey plan "Copied by Samuel Wadsworth, March 1909", Wadsworth File # XVIII-83, Drawn by George Stuart, Jan. 1864, Surveyed by H. Coolidge Dec. 7, 1820. See a version of this 2020 Borden plan recorded at Plan # 19162, Cheshire Co. Reg. Deeds.
 - Road Data: Wyman Road, Two Rods Wide (33') City Clerk's Book, Vol. 0, P. 49, 1782. Physical evidence observed at 2 rods wide & Resurveyed 1836, Vol. 1, P. 51. Abbott Road, The City has this listed as Three Rods Wide (49.5'), City Clerk's Book, Vol. 1, P. 15, 1830, but I believe that this layout is for the section of Wyman Road north of Abbott Road to Old Walpole Road. Abbott Road physical evidence observed at 2 rods wide.
 - This plan represents a "Farm/lot / Woodlot" classification survey and is the result of land record research and actual closed field survey traverses using two Suunto Compasses, Suunto Clinometer and steel tape with an unadjusted linear misclosure better than 1 part in 300. Some peripheral data may be located by other traverse methods or sources. All measurements should be considered +/- based on the accuracy of the survey methods used. All physical evidence shown hereon was found unless otherwise stated. Lines shown along the road frontage area should be considered as the lines at or near the right of way line, excepting and reserving any rights or lands, if any, the public may have by virtue of road layouts.
 - Wetland Delineation numbered flags placed by Carl Hagstrom, NH Wetland Scientist #108, August 18, 2020, Monadnock Septic Design, LLC. PO Box 536, Fitzwilliam, NH 03447, 603-585-2272. Flags located August 21, 2020.
 - Subdivision subject to field survey work staking and revising plan.



Date Of Plan: November 18, 2019
 REVISED August 21, 2020: Wetland Flags
 REVISED August 24, 2020: Conceptual

CONCEPTUAL SUBDIVISION PROPOSAL
 PLAN OF LAND OF THE
BRUCE L. BORDEN
 and
PHYLLIS R. BORDEN
REVOCABLE TRUST

173 WYMAN ROAD & ABBOTT ROAD
 MAP 210, LOT 48, CITY OF KEENE
 CHESHIRE COUNTY, NEW HAMPSHIRE

SCALE: 1" = 100'



Edward C. Goodrich, Jr.
 Licensed Land Surveyor NH # 677
 PO Box 132, Marlborough, NH 03455
 Tel # 603-876-4038 # 20-1330



200 foot Abutters List Report

Keene, NH
August 20, 2020

Subject Property:

Parcel Number: 210-048-000
CAMA Number: 210-048-000-000-000
Property Address: 173 WYMAN RD.

Mailing Address: BORDEN BRUCE L. REVOCABLE TRUST
BORDEN PHYLLIS R. REVOCABLE TRUST
173 WYMAN RD.
KEENE, NH 03431

Abutters:

Parcel Number: 210-010-000
CAMA Number: 210-010-000-000-000
Property Address: 118 WYMAN RD.

Mailing Address: THE PROSPECT-WOODWARD HOME
95 WYMAN RD.
KEENE, NH 03431

Parcel Number: 210-011-000
CAMA Number: 210-011-000-000-000
Property Address: 152 WYMAN RD.

Mailing Address: BORDEN THOMAS D. BORDEN TRACEY J.
152 WYMAN RD.
KEENE, NH 03431

Parcel Number: 210-035-000
CAMA Number: 210-035-000-000-000
Property Address: 242 OLD WALPOLE RD.

Mailing Address: FISK CONRAD A. FISK LINDA L.
242-244 OLD WALPOLE RD.
KEENE, NH 03431

Parcel Number: 210-036-000
CAMA Number: 210-036-000-000-000
Property Address: 260 OLD WALPOLE RD.

Mailing Address: SECORD WALTER W.
260 OLD WALPOLE RD.
KEENE, NH 03431

Parcel Number: 210-037-000
CAMA Number: 210-037-000-000-000
Property Address: 268 OLD WALPOLE RD.

Mailing Address: ANDERSON AJA E. PLOTczyk
CHRISTOPHER M.
268 OLD WALPOLE RD.
KEENE, NH 03431

Parcel Number: 210-038-000
CAMA Number: 210-038-000-000-000
Property Address: 272 OLD WALPOLE RD.

Mailing Address: MUGFORD ANN LOUISE
272 OLD WALPOLE RD.
KEENE, NH 03431

Parcel Number: 210-039-000
CAMA Number: 210-039-000-000-000
Property Address: 280 OLD WALPOLE RD.

Mailing Address: ARMSTRONG STEVEN A. SALVATORE
JULIA A.
280 OLD WALPOLE RD.
KEENE, NH 03431

Parcel Number: 210-040-000
CAMA Number: 210-040-000-000-000
Property Address: 0 OLD WALPOLE RD.

Mailing Address: CITY OF KEENE
3 WASHINGTON ST.
KEENE, NH 03431

Parcel Number: 210-041-000
CAMA Number: 210-041-000-000-000
Property Address: 300 OLD WALPOLE RD.

Mailing Address: BEAUDINE IRENE BEAUDINE SCOTT
300 OLD WALPOLE RD.
KEENE, NH 03431

Parcel Number: 210-042-000
CAMA Number: 210-042-000-000-000
Property Address: 4 ABBOTT RD.

Mailing Address: MAKI SUE ANN
4 ABBOTT RD.
KEENE, NH 03431



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



200 foot Abutters List Report

Keene, NH
August 20, 2020

Parcel Number: 210-043-000
CAMA Number: 210-043-000-000-000
Property Address: 314 OLD WALPOLE RD.

Mailing Address: SAARI, JEANNE M.
314 OLD WALPOLE RD.
KEENE, NH 03431-4920

Parcel Number: 210-047-000
CAMA Number: 210-047-000-000-000
Property Address: 179 WYMAN RD.

Mailing Address: FLEMING, ROBERT L.
179 WYMAN RD.
KEENE, NH 03431

Parcel Number: 211-003-000
CAMA Number: 211-003-000-000-000
Property Address: 220 OLD WALPOLE RD.

Mailing Address: DICEY KENDALL J. DICEY PATRICIA L.
220 OLD WALPOLE RD.
KEENE, NH 03431

Parcel Number: 221-019-000
CAMA Number: 221-019-000-000-000
Property Address: 95 WYMAN RD.

Mailing Address: THE PROSPECT-WOODWARD HOME
95 WYMAN RD.
KEENE, NH 03431

Parcel Number: 221-022-000
CAMA Number: 221-022-000-000-000
Property Address: 55 BLACK BROOK RD.

Mailing Address: NH BLACK BROOK LLC
5620 OLD MILE HILL RD.
OREFIELD, PA 18069

Parcel Number: 221-028-000
CAMA Number: 221-028-000-000-000
Property Address: 0 WYMAN RD.

Mailing Address: WHITEHEAD CAITLIN
238 WARREN RD.
FRAMINGHAM, MA 01702

Applicant

*David Borden
55 Longley Rd
Keene NH 03431*

Owners Representative

*Deborah Van Fleet
4604 So 154 Circle
Omaha, NE, 68137-5111*



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

173 WYMAN RD. ZBA 20-15



Petitioner requests a Variance to permit a building on a 22 acre lot with only four acres of defined upland per Sections 102-1494A and 1494



NOTICE OF HEARING

ZBA 20-15

A meeting of the Zoning Board of Adjustment will be held on Tuesday, September 8, 2020 at 6:30 PM to consider the petition of David Borden, of 55 Langley Rd., Keene, NH. Due to the COVID-19 State of Emergency, this meeting will be held using the web-based platform, Zoom. **The public may access/view the meeting online by visiting www.zoom.us/join or may listen to the meeting by calling (888) 475-4499. The Meeting ID is 857 2267 5504.** To notify the public body of any access issues, call (603) 757-0622. More information is available at the City's Zoning Board of Adjustment webpage at www.ci.keene.nh.us/zoning-board-adjustment and on the enclosed document

ZBA 20-15: The Petitioner requests a Variance for property located at 173 Wyman Rd., owned by the Bruce L. and Phyllis R. Borden Revocable Trust, of 173 Wyman Rd., Tax Map #210-048-000 that is in the Rural District. The Petitioner requests a Variance to permit a building on a 22 acre lot that only has four acres of defined upland per Section 102-1494 A and 1494 of the Zoning Ordinance

This application is available for public review in the Community Development Department at City Hall, 3 Washington Street, Keene, NH 03431 between the hours of 8:00 am and 4:30 pm by appointment only or online at <https://ci.keene.nh.us/zoning-board-adjustment>. Please call (603) 352-5440 to make an appointment or to speak with a staff person.

ZONING BOARD OF ADJUSTMENT

Corinne Marcou, Clerk

Notice issuance date August 27, 2020

APPLICATION FOR APPEAL

Zoning Board of Adjustment
3 Washington Street, Fourth Floor
Keene, New Hampshire 03431
Phone: (603) 352-5440

For Office Use Only:	
Case No.	<u>ZBA 20-15</u>
Date Filed	<u>8/24/2020</u>
Received By	<u>CM</u>
Page	_____ of _____
Reviewed By	_____

The undersigned hereby applies to the City of Keene Zoning Board of Adjustment for an Appeal in accordance with provisions of the New Hampshire Revised Statutes Annotated 674:33.

TYPE OF APPEAL - MARK AS MANY AS NECESSARY

- APPEAL OF AN ADMINISTRATIVE DECISION
- APPLICATION FOR CHANGE OF A NONCONFORMING USE
- APPLICATION FOR ENLARGEMENT OF A NONCONFORMING USE
- APPLICATION FOR A SPECIAL EXCEPTION
- APPLICATION FOR A VARIANCE
- APPLICATION FOR AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

SECTION I - GENERAL INFORMATION

Name(s) of Applicant(s) David G Borden Phone: 603-313-1319
Address 55 Langley Road, Keene, NH 03431
Name(s) of Owner(s) Bruce L and Phyllis R Borden Revocable Trust
Address 173 Wyman Road, Keene, NH 03431
Location of Property Same

SECTION II - LOT CHARACTERISTICS

Tax Map Parcel Number 210-048-000 Zoning District Rural
Lot Dimensions: Front 1647 Rear 3582 Side 321 Side 440
Lot Area: Acres 31.7 Square Feet _____
% of Lot Covered by Structures (buildings, garages, pools, decks, etc.): Existing _____ Proposed _____
% of Impervious Coverage (structures plus driveways and/or parking areas, etc.): Existing _____ Proposed _____
Present Use Residential
Proposed Use Residential

SECTION III - AFFIDAVIT

I hereby certify that I am the owner or the authorized agent of the owner of the property upon which this appeal is sought and that all information provided by me is true under penalty of law.

Date 8-24-2020

(Signature of Owner or Authorized Agent)

Please Print Name David G Borden

PROPERTY ADDRESS 173 Wyman Road, Keene, NH

APPLICATION FOR A VARIANCE

- A Variance is requested from Section (s) 102-1494A&1494 of the Zoning Ordinance to permit:
Looking for permission to allow a building lot on a 22 acre lot that only has 4 acres of defined upland on it.

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH VARIANCE CRITERIA:

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

An additional lot would be similar to others in the neighborhood. It fits in with the current neighborhood characteristics. A single family house lot would be a great use of the land most of which contains wetlands and would be preserved for wildlife habitat.

2. If the variance were granted, the spirit of the ordinance would be observed because:

The neighborhood would still be very rural in nature. Wet lands will not be disturbed or built upon. Rural zone will still have 50' set backs.

3. Granting the variance would do substantial justice because:

It would allow an additional building lot that exceeds the size of many in the neighborhood. It is our thought that it may increase valuations in the neighborhood once a house is built.

4. If the variance were granted, the values of the surrounding properties would not be diminished because

The proposed lot is 23 acres plus an old haying field of 5.2 acres. One single family house lot will fit nicely and not degrade neighborhood values and it has the possibility of increasing values as a house is constructed.

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

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:

Lots of land of which there is over 4 acres of upland which should be plenty for 1 single family house lot. Note there is more upland than this, it is just not delineated or contiguous with area shown on plan.

and

ii. The proposed use is a reasonable one because:

It fits nicely with the existing character of the neighborhood. There are many other sub standard lots in the neighborhood. This proposed one is much bigger than most.

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to 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 therefore necessary to enable a reasonable use of it.

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15 KINGS CT.
ZBA 20-16



Petitioner requests a Change of a Nonconforming Use from a now vacant fitness center to a lodging house (homeless shelter)



NOTICE OF HEARING

ZBA 20-16

A meeting of the Zoning Board of Adjustment will be held on Tuesday, September 8, 2020 at 6:30 PM to consider the petition of Hundred Nights, Inc., of 17 Lamson St., Keene, NH. Due to the COVID-19 State of Emergency, this meeting will be held using the web-based platform, Zoom. The public may access/view the meeting online by visiting www.zoom.us/join or may listen to the meeting by calling (888) 475-4499. The Meeting ID is 857 2267 5504. To notify the public body of any access issues, call (603) 757-0622. More information is available at the City's Zoning Board of Adjustment webpage at www.ci.keene.nh.us/zoning-board-adjustment and on the enclosed document

ZBA 20-16: The Petitioner requests a Change of a Nonconforming Use for property located at 15 King Ct., owned by Raette F. Trombly Living Trust, of Keene, Tax Map #122-022-000 that is in the Low Density District. The Petitioner requests a Change of a Nonconforming Use from a now vacant fitness center to a lodging house (homeless shelter).

This application is available for public review in the Community Development Department at City Hall, 3 Washington Street, Keene, NH 03431 between the hours of 8:00 am and 4:30 pm by appointment only or online at <https://ci.keene.nh.us/zoning-board-adjustment>. Please call (603) 352-5440 to make an appointment or to speak with a staff person.

ZONING BOARD OF ADJUSTMENT

Corinne Marcou, Clerk

Notice issuance date August 27, 2020

APPLICATION FOR APPEAL

Zoning Board of Adjustment
3 Washington Street, Fourth Floor
Keene, New Hampshire 03431
Phone: (603) 352-5440

For Office Use Only:	
Case No.	<u>ZBA 20-110</u>
Date Filed	<u>8/25/2020</u>
Received By	<u>CMU</u>
Page	<u>1</u> of <u>7</u>
Reviewed By	_____

The undersigned hereby applies to the City of Keene Zoning Board of Adjustment for an Appeal in accordance with provisions of the New Hampshire Revised Statutes Annotated 674:33.

TYPE OF APPEAL

- APPEAL OF AN ADMINISTRATIVE DECISION
- APPLICATION FOR CHANGE OF A NONCONFORMING USE
- APPLICATION FOR ENLARGEMENT OF A NONCONFORMING USE
- APPLICATION FOR A SPECIAL EXCEPTION
- APPLICATION FOR A VARIANCE
- APPLICATION FOR AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

SECTION I - GENERAL INFORMATION

Name(s) of Applicant(s) HUNDRED NIGHTS INC Phone: 603-352-5197
Address PO BOX 833 KEENE NH
Name(s) of Owner(s) RAETTE F TROMBLY LIVING TRUST
Address PO BOX 1117 KEENE NH 03431
Location of Property 15 KING CT

SECTION II - LOT CHARACTERISTICS

Tax Map Parcel Number 122-022-000 Zoning District LD
Lot Dimensions: Front 124.13' Rear 106.55' Side 218.00' Side 218.00'
Lot Area: Acres 0.28 Square Feet 12,268
% of Lot Covered by Structures (buildings, garages, pools, decks, etc.): Existing 20.1% Proposed 20.1%
% of Impervious Coverage (structures plus driveways and/or parking areas, etc.): Existing 59% Proposed 59%
Present Use FITNESS CENTER NOW VACANT
Proposed Use LODGING HOUSE (HOMELESS SHELTER)

SECTION III - AFFIDAVIT

I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which this appeal is sought and that all information provided by me is true under penalty of law.

Raette Trombly Date 8-25-20
(Signature of Owner or Authorized Agent)
Please Print Name RAETTE TROMBLY

PROPERTY ADDRESS 15 KING CT

APPLICATION FOR CHANGE OF A NONCONFORMING USE

The Zoning Board of Adjustment may, in appropriate circumstances and with appropriate safeguards, permit a nonconforming use to be changed to another nonconforming use provided that the following criteria are met.

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH CONDITION:

1. The changed use will be more in the spirit and intent of the Zoning Ordinance.

SEE ATTACHED

2. The changed use will not be more injurious, obnoxious or offensive to the neighborhood.

APPLICATION FOR CHANGE OF A NONCONFORMING USE

The Zoning Board of Adjustment may, in appropriate circumstances and with appropriate safeguards, permit a nonconforming use to be changed to another nonconforming use provided that the following criteria are met:

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH CONDITION:

1. The changed use will be more in the spirit and intent of the Zoning Ordinance.

The existing building is currently a vacant building which was previously used as a commercial fitness center and prior to that it was used as Indian King Framery, a retail use. To the west and north of the property are dormitories at Keene State College; also to the north are a mix of single family homes and rental properties on Appleton Street; to the east are office buildings; and to the south is Rt. 101. The proposed use as a homeless shelter (lodging house) is a residential use.

The existing building will be used as sleeping quarters. It will be open at 6:30 PM every evening and closed at 7:00 AM. Guests will be shuttled to this facility from Lamson Street, and then shuttled back to Lamson Street every morning. The facility will be closed during the day other than workers performing cleaning and maintenance.

The spirit and intent of the zoning ordinance is to protect the health, safety and general welfare of the public. In the Low Density district, the intent is to primarily allow single family residences. However, the LD district also allows Group Homes and Institutional uses by Special Exception. This location on King Court is a mix of business uses and housing adjacent to the State highway. It is not a good location for a single family house.

The proposed use will not generate significant traffic; it will not generate excessive noise. The use as a residential sleeping quarters for homeless individuals and families will help to protect the health, safety and general welfare for these people.

It is in the public interest to allow a change in use which is more compatible with the existing residential uses in the LD district than the previous business uses.

2. The changed use will not be more injurious, obnoxious, or offensive to the neighborhood.

The use as sleeping quarters for homeless individuals and families is a benign use which will not be injurious, obnoxious, or offensive to the neighborhood. The facility will operate only at night, opening at 6:30 PM and closing at 7:00 AM. Guests will be shuttled to this facility from the homeless shelter at Lamson Street and then shuttled back to Lamson Street every morning. The only activity at this facility during the day will be cleaning and maintenance activities. There will be less traffic from the proposed use than the prior use as a fitness center. There will be no significant noise generated by this proposed use. The site is served by city water and city sewer. There is on-site parking for the support staff. Granting this application will not result in excess traffic, will not reduce the safety or the capacity of Main Street, and will not pose a threat to public health, safety or welfare.

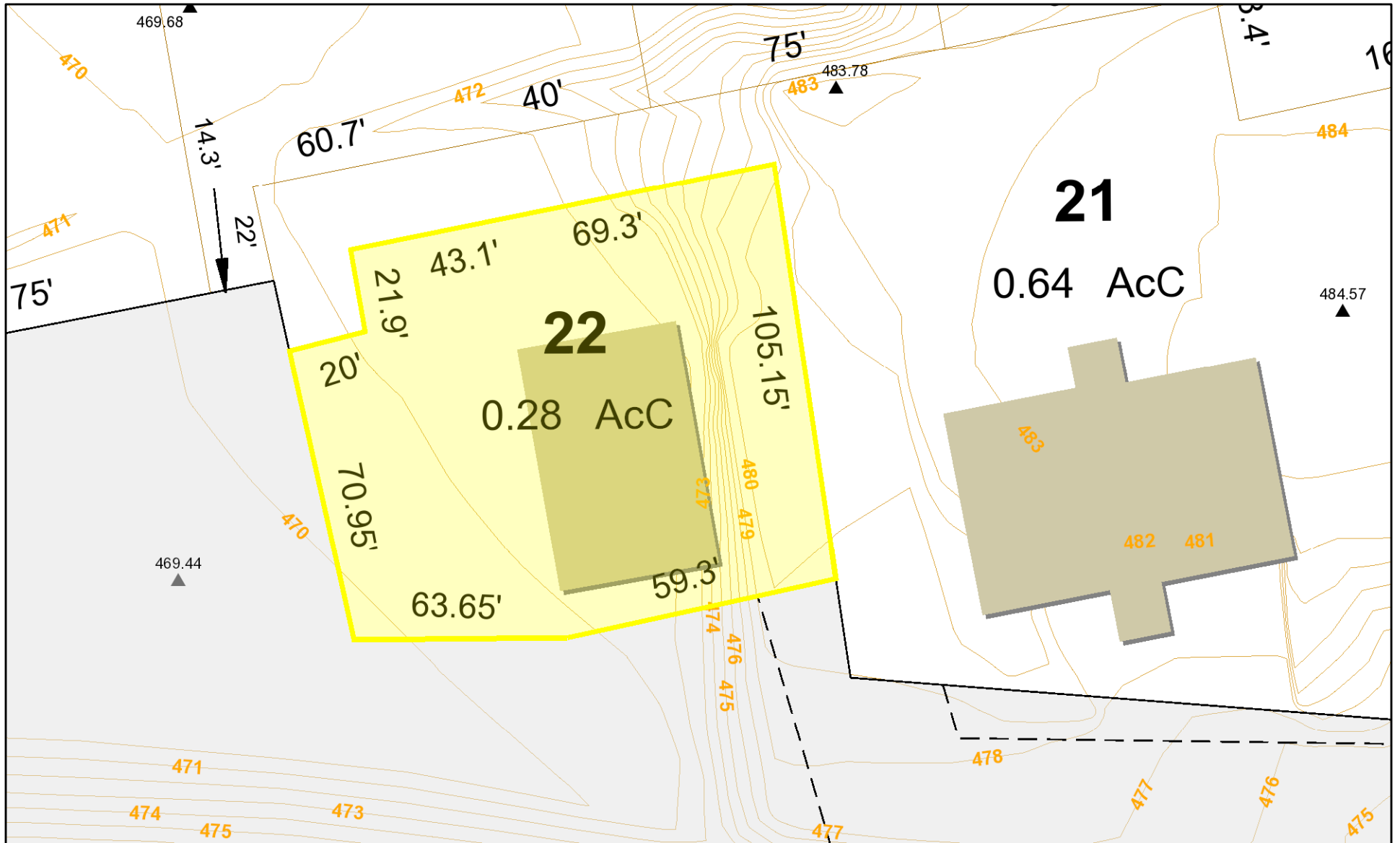


Keene, NH

1 inch = 34 Feet



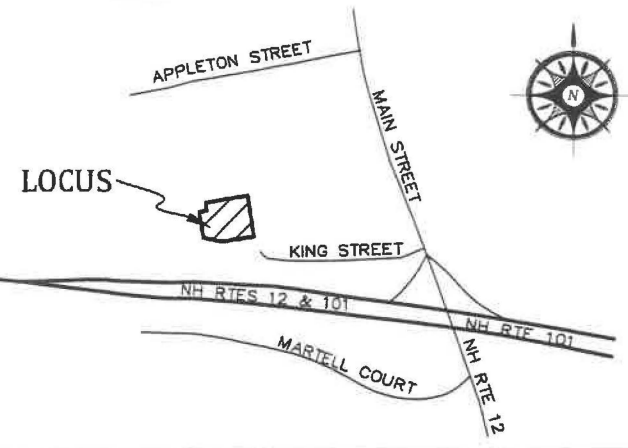
August 28, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

REFERENCE PLANS

- 1) "BUILDING & LAND OFF KING COURT, OWNED BY HARRY E. KENNEY, UNDER PURCHASE AGREEMENT TO WILLIAM A. STRETCH, JR. DBA INDIAN KING FRAMERY/NEW ENGLAND FRAME CRAFTERS"; DATED 6-22-81; SCALE 1"=20'; ON FILE AT THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS.
- 2) "STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLAN OF PROPOSED FEDERAL AID URBAN PROJECT, U 013-1(14), N.H. PROJECT NO. P-3435-A, CITY OF KEENE, COUNTY OF CHESHIRE"; SHEET NUMBER 19; DATED 12/13/60; ON FILE AT NH DEPARTMENT OF TRANSPORTATION.



NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEFINE THE BOUNDARY OF LOT 112-022-000.
- 2) OWNER OF RECORD:
WILLIAM A. STRETCH JR
485 COLUMBUS ROAD
WEST RR #1
OSHAWA, ON L1H7K-4
VOLUME 2082 PAGE 1
- 3) AREA OF LOT 112-022-000: 12,268 SF OR 0.28 ACRES
- 4) LOT NUMBERS REFER TO THE CITY OF KEENE PROPERTY MAPS.
- 5) CURRENT ZONING: LOW DENSITY
MIN. LOT AREA - 10,000 SF
MIN. FRONTAGE - 60 FEET
MIN. WIDTH AT BUILDING LINE - 70 FEET

SETBACKS:
FRONT - 15 FEET
SIDE - 10 FEET
REAR - 20 FEET
- 6) KING COURT IS WITHIN THE BY-PASS RIGHT OF WAY. SEE REFERENCE PLAN 2.
- 7) LOT 112-022-000 IS WITHIN THE 100 YEAR FLOOD PLAIN.
- 8) EASEMENTS
A. LOT 112-022-000 BENEFITS FROM A 16' WIDE RIGHT OF WAY RUNNING NORTHERLY FROM THE NORTHERLY BOUND OF KING COURT. SEE VOLUME 2082 PAGE 1.
B. LOT 112-022-000 BENEFITS FROM A 20' WIDE RIGHT OF WAY RUNNING WESTERLY FROM AN EXTENSION OF THE 16' RIGHT OF WAY. SEE VOLUME 2082 PAGE 1.
C. LOT 112-022-000 BENEFITS FROM EASEMENTS FOR WATER, SEWER AND UTILITY LINES. SEE VOLUME 620 PAGE 281, VOLUME 620 PAGE 286 AND VOLUME 620 PAGE 309.

THE PARCEL MAY BE SUBJECT TO OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. CARDINAL SURVEYING AND LAND PLANNING DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
- 9) THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CARDINAL SURVEYING & LAND PLANNING MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE.

112-028-000

UNIVERSITY SYSTEM OF NH
KEENE STATE COLLEGE
C/O JAY KAHN
229 MAIN STREET
KEENE, NH 03431
VOL 1762 PG 289

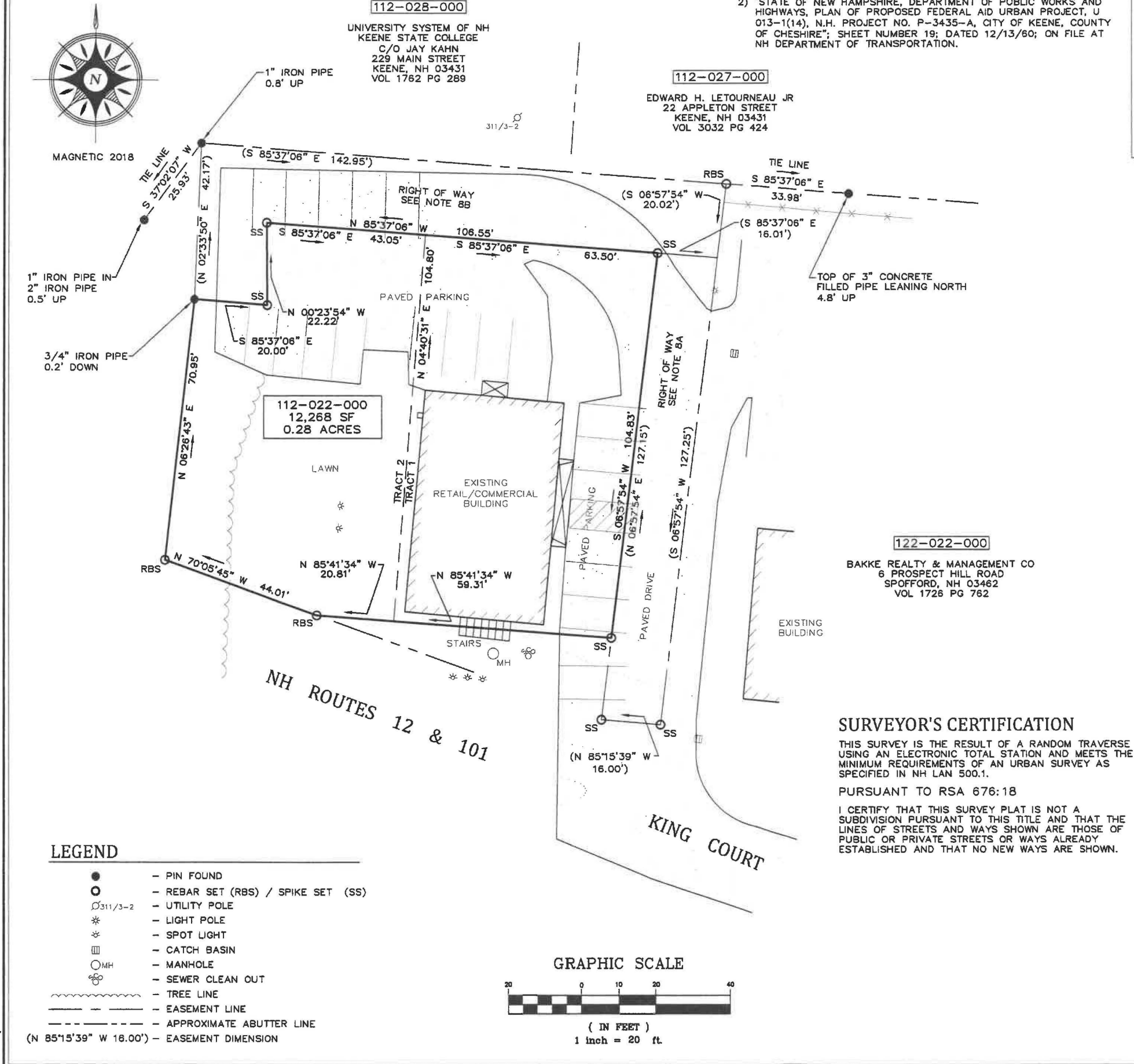
112-027-000

EDWARD H. LETOURNEAU JR
22 APPLETON STREET
KEENE, NH 03431
VOL 3032 PG 424

112-022-000

BAKKE REALTY & MANAGEMENT CO
6 PROSPECT HILL ROAD
SPOFFORD, NH 03462
VOL 1726 PG 762

112-022-000
12,268 SF
0.28 ACRES



SURVEYOR'S CERTIFICATION

THIS SURVEY IS THE RESULT OF A RANDOM TRAVERSE USING AN ELECTRONIC TOTAL STATION AND MEETS THE MINIMUM REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN NH LAN 500.1.

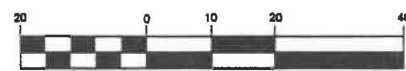
PURSUANT TO RSA 676:18

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

LEGEND

- - PIN FOUND
- - REBAR SET (RBS) / SPIKE SET (SS)
- _{311/3-2} - UTILITY POLE
- * - LIGHT POLE
- * - SPOT LIGHT
- ▣ - CATCH BASIN
- _{MH} - MANHOLE
- ⊗ - SEWER CLEAN OUT
- ~~~~~ - TREE LINE
- - - - - EASEMENT LINE
- · - - - - APPROXIMATE ABUTTER LINE
- (N 85°15'39" W 16.00') - EASEMENT DIMENSION

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

JOB NO: 461 SURVEY DATE: 7/25/18 FB: 7/1

NO.	DATE	REVISION	BY

BOUNDARY PLAN
LOT 112-022-000
15 KING COURT
KEENE, NH 03431

DATE: AUGUST 20, 2018 SCALE: 1"=20'

PREPARED FOR:
WILLIAM A. STRETCH JR
485 COLUMBUS ROAD
WEST RR#1
OSHAWA, ON L1H7K-4

CARDINAL SURVEYING & LAND PLANNING
Keene, New Hampshire 03431
Tel. (603) 499-6151 SHT 1/1

112-022-000
RAETTE F TROMBLY LIVING TRUST
PO BOX 1117
KEENE NH 03431

112-020-000
WHITE HOUSE GROUP
441 MAIN STREET
KEENE NH 03431

112-021-000
BAKKE REALTY & MANAGEMENT CO
PROSPECT HILL ROAD
SPOFFORD NH 03462

112-023-000
SELMA XANTHOPOULOS LIVING TRUST
297 MARLBORO STREET
KEENE NH 03431

112-024-000
STEPHEN L ROGERS
LYNDA L ROGERS
425 MAIN STREET
KEENE NH 03431

112-025-000
JANICE R D'ALESSIO LIVING TRUST
PO BOX 1806
KEENE NH 03431

112-026-000
JOHN PAPPAS
PO BOX 96
WEST SWNZEY NH 03469

112-027-000
EDWARD H LETOURNEAU JR
22 APPLETON ST
KEENE NH 03431

112-028-000, 112-029-000
UNIVERSITY SYSTEM OF NH210
Holdings LLC
PO Box 164
Marlow NH 03456

594-081-000
DAVID MCQUAID HINDERAKER
ANNA CARMELA HINDERAKER
409 MAIN STREET
KEENE NH 03431

HUNDRED NIGHTS INC
PO BOX 833
17 LAMSON STREET
KEENE NH 03431

BRICKSTONE LAND USE
CONSULTANTS LLC
185 WINCHESTER STREET
KEENE NH 03431

112-011-000
JOHN E CLARK
PATRICIA L CLARK
59 DICKINSON RD
KEENE NH 03431

112-012-000
GEORGE P ACHILLE JR
PO BOX 87
PETERBOROUGH NH 03458