



Zoning Board of Adjustment - Tuesday, September 15, 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: 830 6768 1410.*
- If you are unable to attend the meeting online, you may call the toll-free # (312) 626-6799 and enter Meeting ID: 830 6768 1410 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
- III. Unfinished Business
- IV. Hearings:

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.

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

**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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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

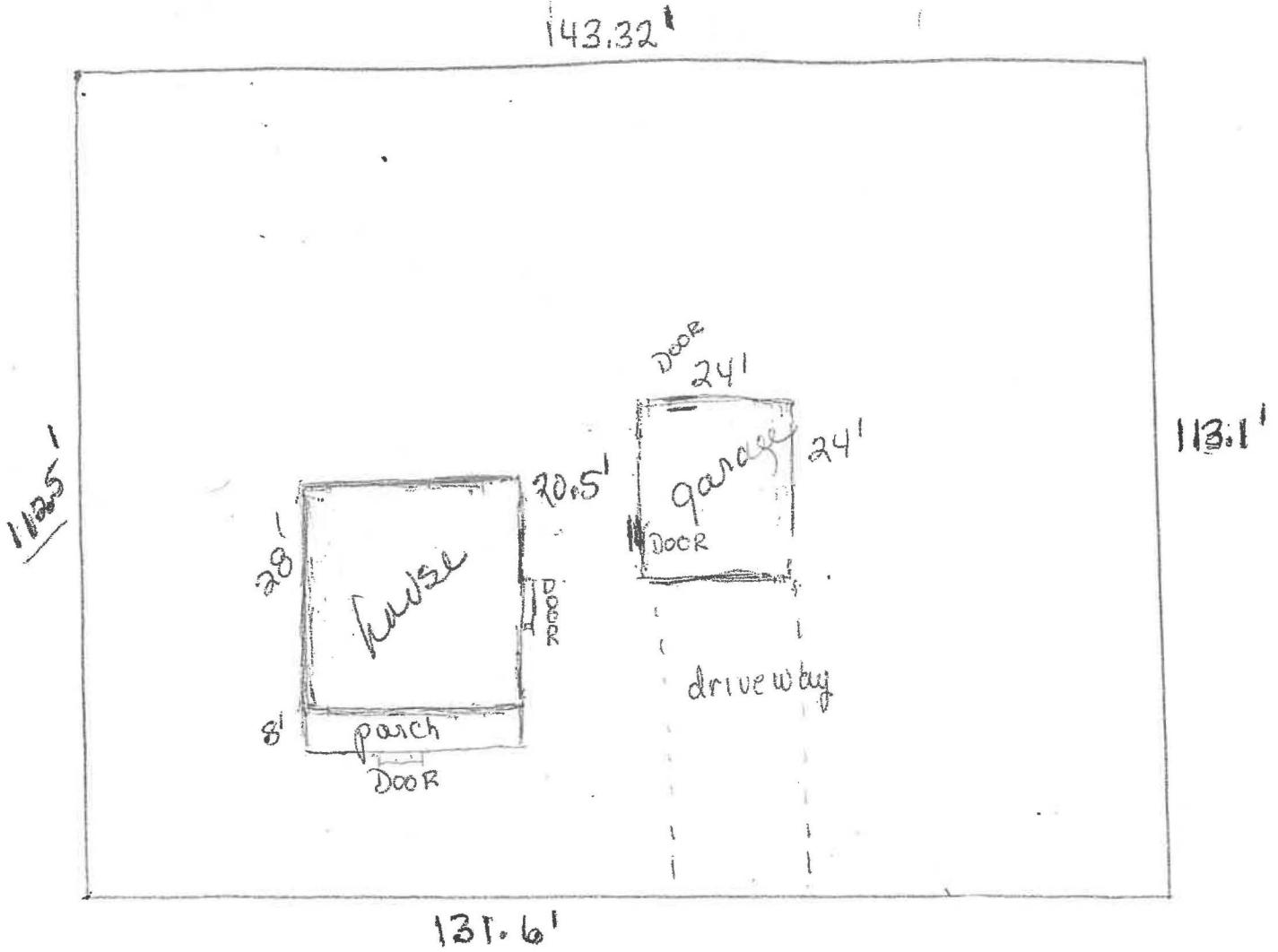
Tax Map Parcel Number 598/1034/000000/00 Zoning District L2
Lot Dimensions: Front 131.6' Rear 143.32 Side 112.5 Side 113.1
Lot Area: Acres 0.355 Square Feet 15,463
% of Lot Covered by Structures (buildings, garages, pools, decks, etc.): Existing 2658 Proposed 2658
% of Impervious Coverage (structures 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



PROPERTY ADDRESS _____

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 than 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.

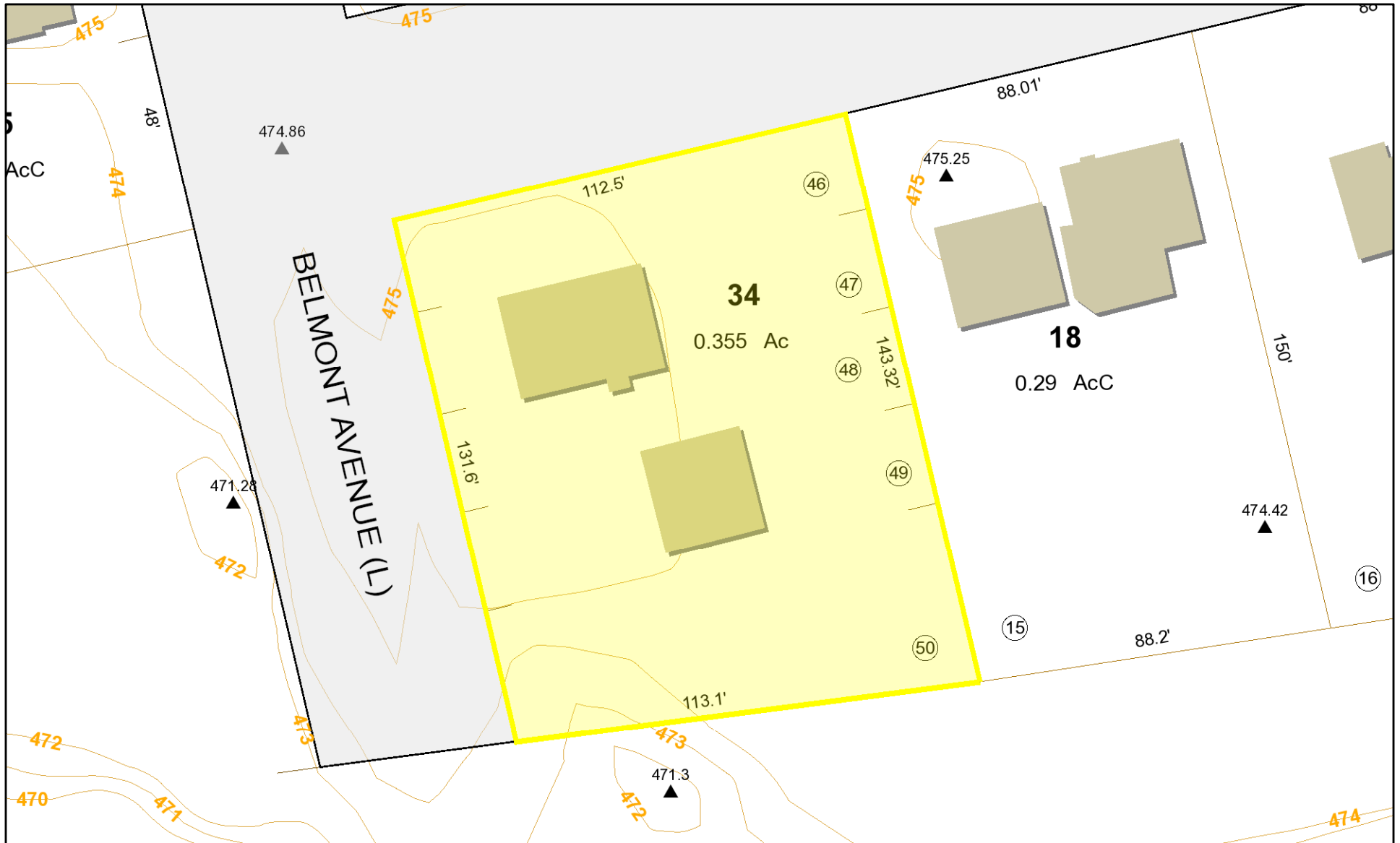


Keene, NH

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



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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 115.5
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 visible 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

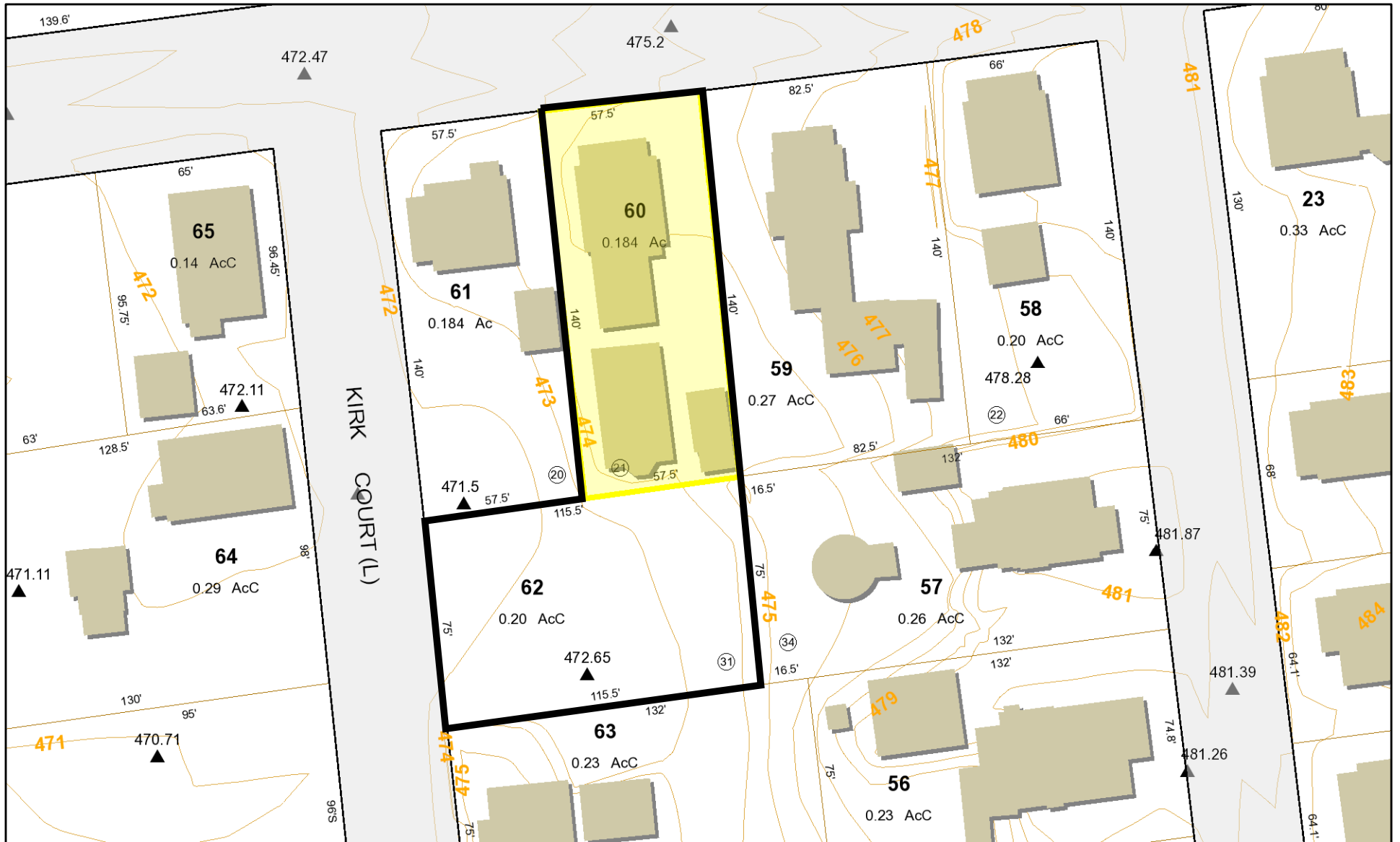


Keene, NH

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.

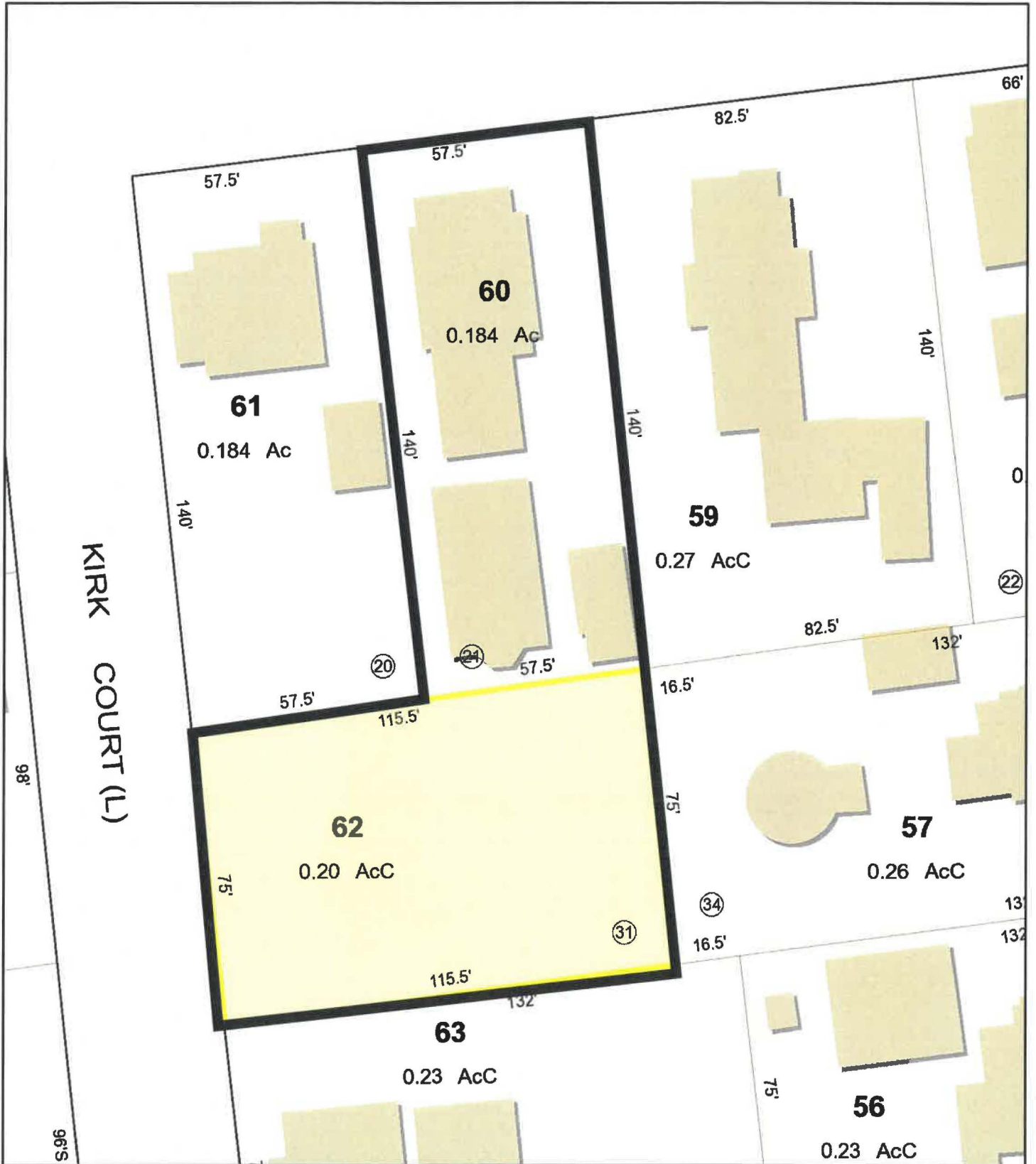


Keene, NH

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: KORSÉN 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



www.cai-tech.com

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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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8/25/2020

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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

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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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8/25/2020

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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

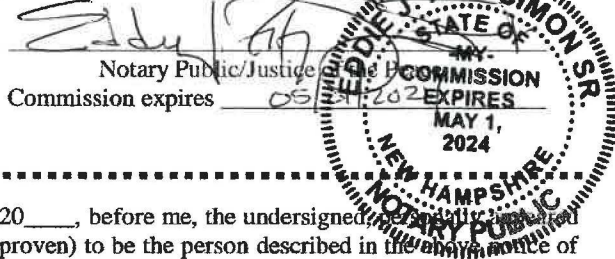
Pursuant to RSA 674:39-a, we the undersigned being common owners of the lots described below do voluntarily merge the described lots into a single lot. No merged parcel shall hereafter be separately transferred without subdivision approval.

PARCELS TO BE MERGED

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



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:

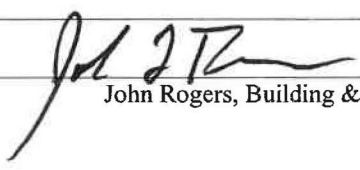
On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of the _____ a New Hampshire corporation, and that he/she, as such _____, being authorized so to do executed the foregoing instrument for the purposes therein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

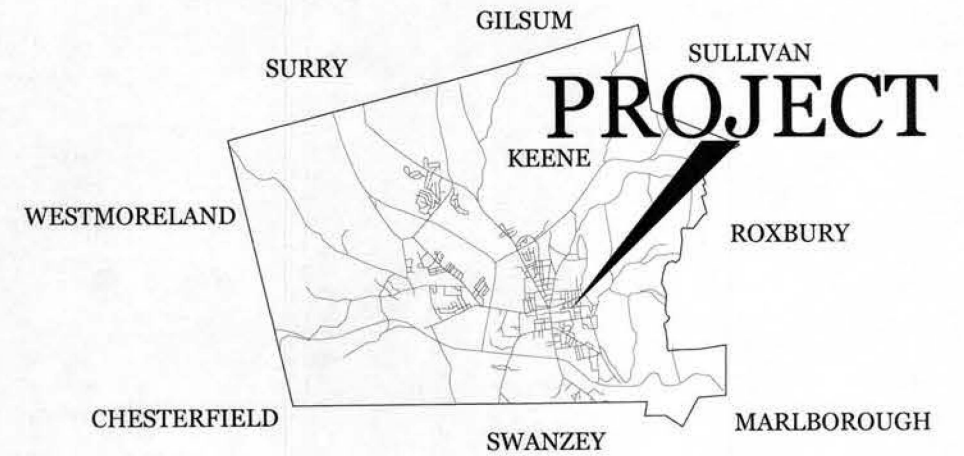
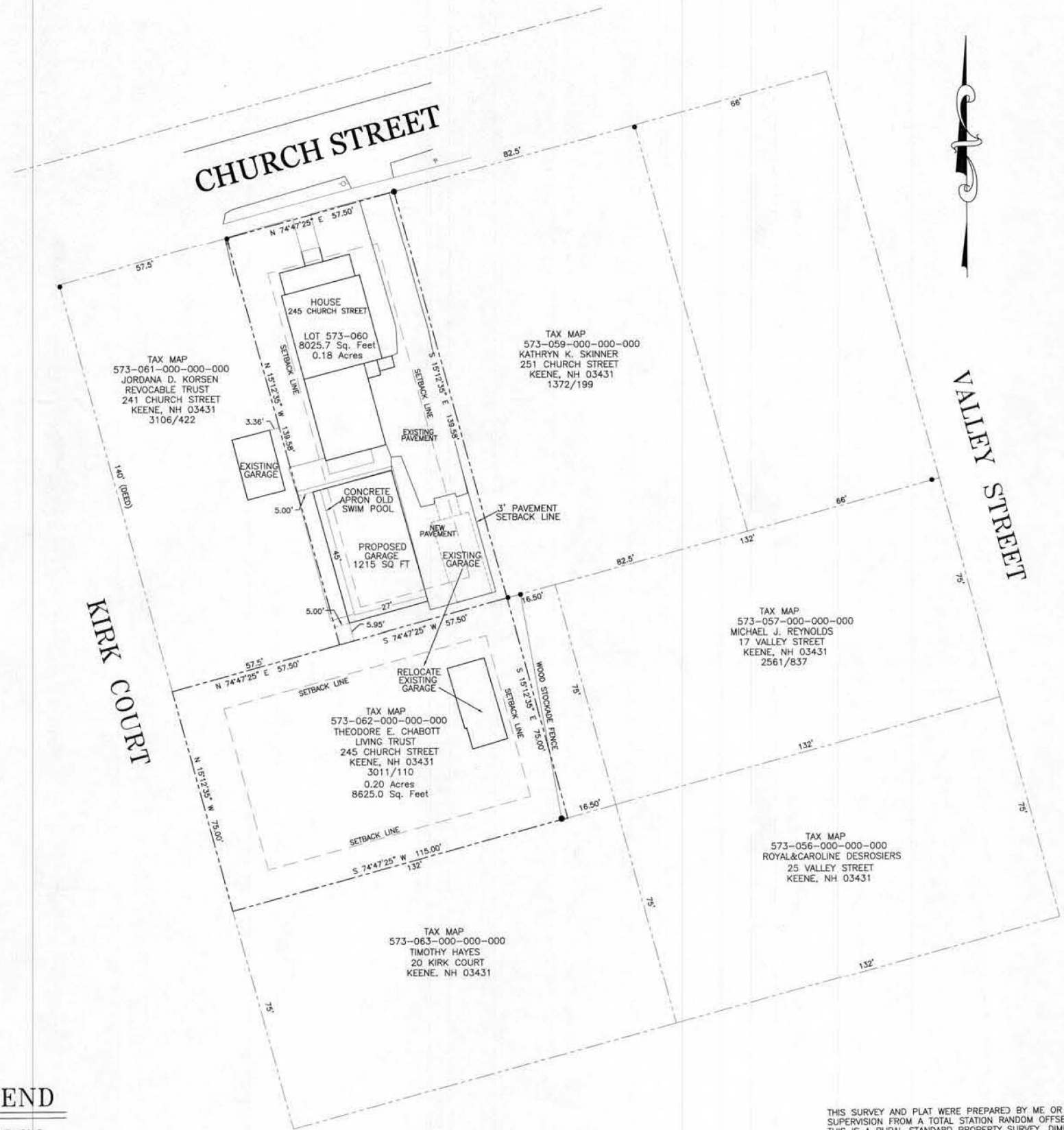
Commission Expires



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

REVISION BLOCK:

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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.

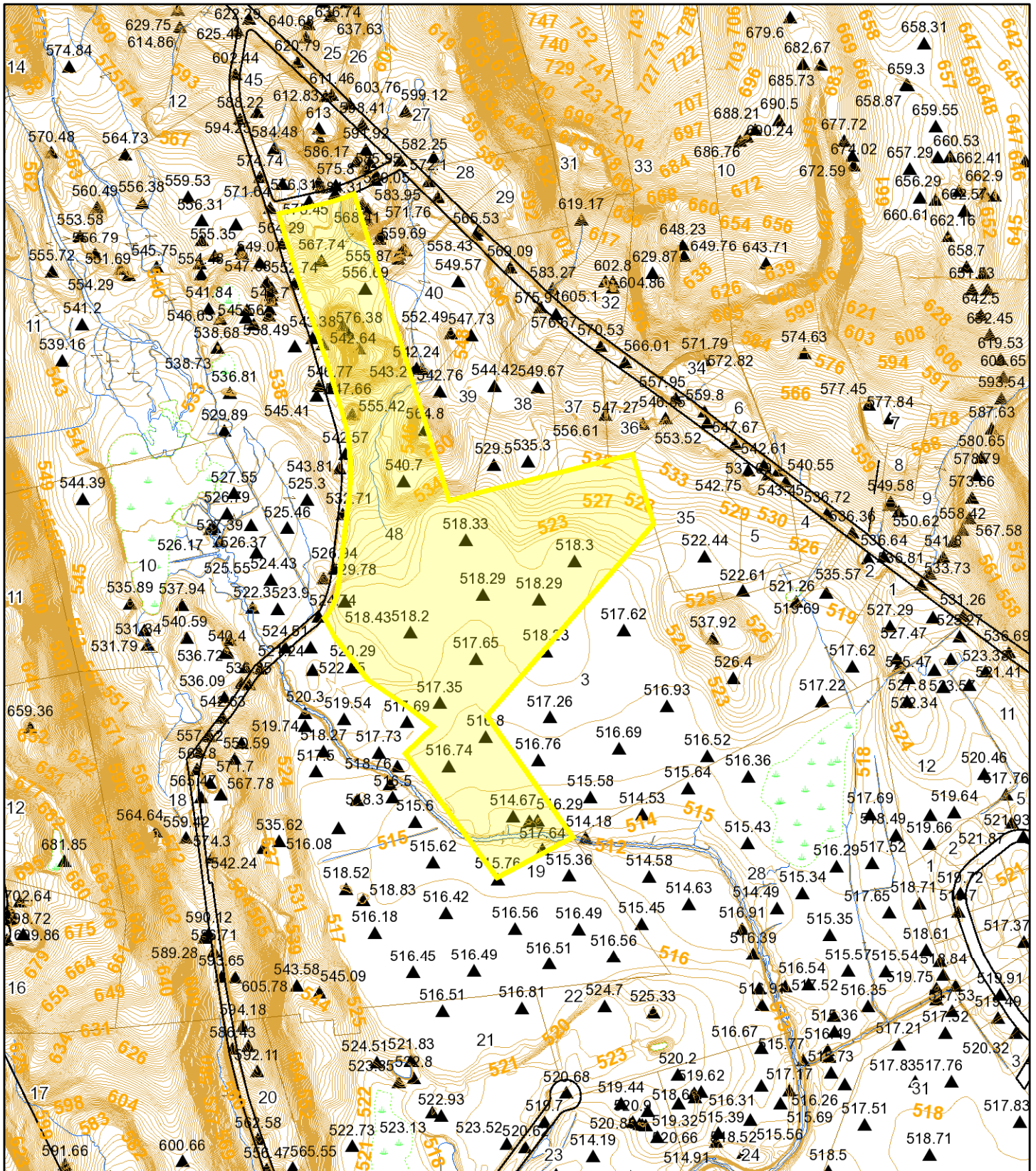


Keene, NH

1 inch = 551 Feet



August 28, 2020



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Surry

Alpole Rd

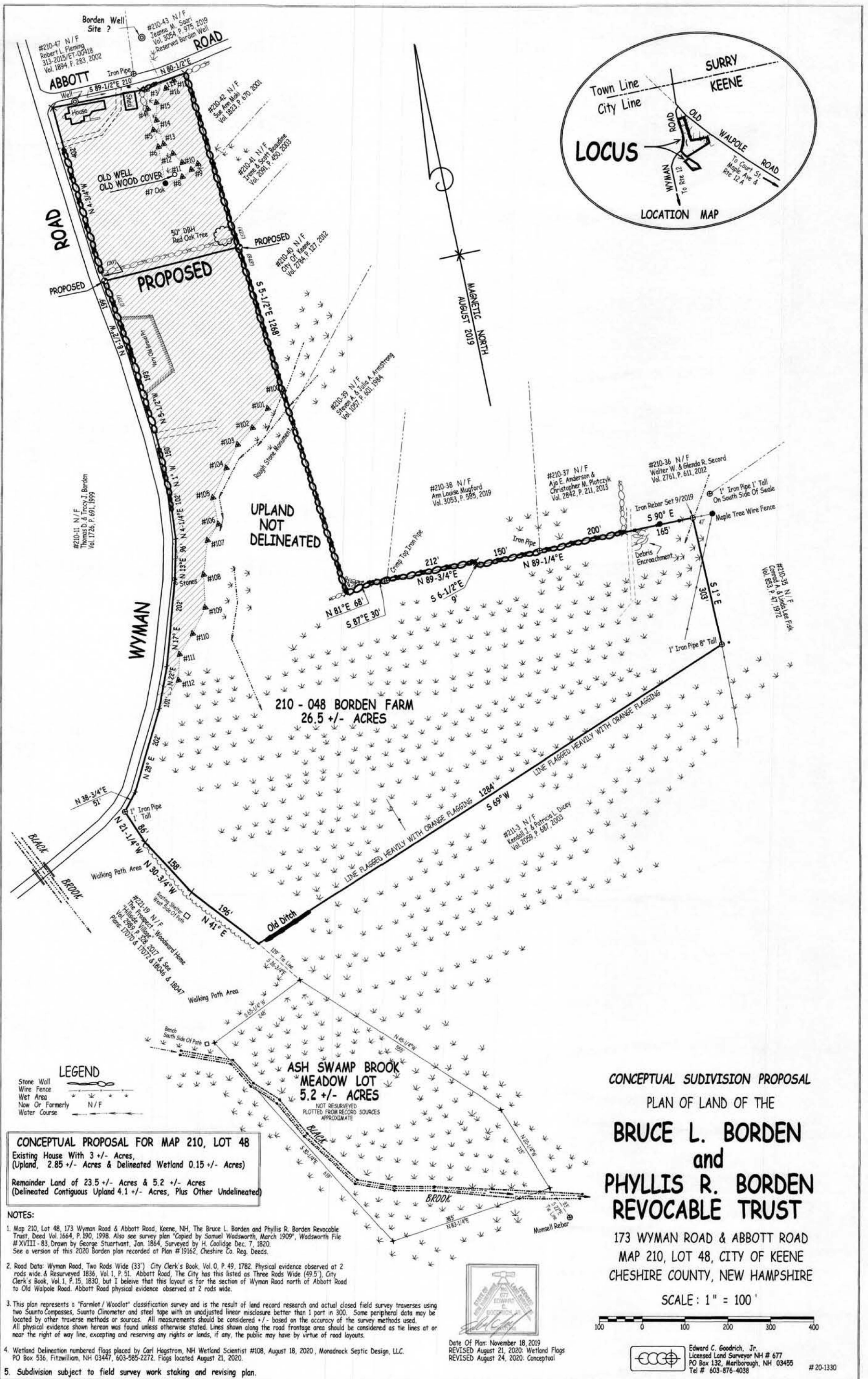
KIBBY LN

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 "Farmlot / 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 herein 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. PLOTZYK
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



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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



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