

**Zoning Board of Adjustment
Monday, March 1, 2021, 6:30 p.m.
City Hall Council Chambers
3 Washington Street, 2nd Floor**

AGENDA

- I. Introduction of Board Members
- II. Minutes of the Previous Meeting – February 1, 2021
- III. Unfinished Business
- IV. Hearings:

Continued ZBA 21-04: Petitioner, Nathan and Karen Manlove of 188 East Shore Rd., Swanzey, NH, represented by Chad Branon of Fieldstone Land Consultants of Milford, NH, requests a Variance for property located at 163 Washington St., Tax Map #553-011-000; that is in the Office District and owned by Kontor Partners, LLC of 188 East Shore Rd., Swanzey, NH. The Petitioner requests a Variance to allow eight parking spaces where the minimum of 13 is required per Section 102-793 of the Zoning Ordinance with one parking space for every 200 square feet of gross area for an Office Use.

ZBA 21-05: Petitioner, Flyboy Realty, LLC of Keene, NH, represented by Jim Phippard of Brickstone Land Use Consultants of 185 Winchester St., requests a Variance for property located at 166 West St., Tax Map #576-002-000; that is in the Central Business Limited District and owned by Flyboy Realty, LLC. The Petitioner requests a Variance to allow a mixed-use building with eight one-bedroom apartments and an office use of 6,136 sq. ft. with 39 parking spaces on a lot where 43 parking spaces are required per Section 102-793 of the Zoning Ordinance with one parking space for every 200 square feet of gross area for an Office Use.

ZBA 21-06: Petitioner, Len Weldon of 165 South Lincoln St., Keene, requests a Variance for property located at 424 Old Walpole Rd., Tax Map #207-002-000 that is in the Rural District and owned by Monadnock Waldorf School, Inc. The Petitioner requests a Variance to allow a multifamily dwelling of four units per Section 102-332 of the Zoning Ordinance.

ZBA 21-07: Petitioner, Edward J. Haas of 114 Jordan Rd., Keene, requests a Variance for property located at 114 Jordan Rd., Tax Map #232-015-000; that is in the Rural District. The Petitioner requests a Variance to allow a decrease of setback requirements from 50 ft. to 30 ft. for installation of solar panels per Section 102-791 of the Zoning Ordinance.

- V. New Business:
Department review of board and commission fees.
- VI. Communications and Miscellaneous:
- VII. Non Public Session: (if required)
- VIII. Adjournment:

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1 **City of Keene**
2 **New Hampshire**

3
4
5 **ZONING BOARD OF ADJUSTMENT**
6 **MEETING MINUTES**
7

8 **Monday, February 1, 2021**

6:30 PM

Remotely via Zoom

Members Present:

Joshua Gorman, Chair
Joseph Hoppock, Vice Chair
Jane Taylor
Arthur Gaudio, Alternate

Staff Present:

John Rogers, Zoning Administrator
Corinne Marcou, Zoning Clerk

Members Not Present:

Michael Welsh
Louise Zerba, Alternate

9
10
11
12 Chair Gorman read a prepared statement explaining how the Emergency Order #12, pursuant to
13 Executive Order #2020-04 issued by the Governor of New Hampshire, waives certain provisions
14 of RSA 91-A (which regulates the operation of public body meetings) during the declared
15 COVID-19 State of Emergency. He called the meeting to order at 6:32 PM.
16

17 **1) Introduction of Board Members**

18
19 Roll call was conducted.
20

21 **2) Minutes of Previous Meeting – January 4, 2021**

22
23 Ms. Taylor gave the following corrections to the meeting minutes from January 4, 2021:
24

25 Line 136 - "...an Residential District" should read "...a Residential District."

26 Line 175 - The first word "too" should be "to."

27 Line 324 - "...they all have to get used too" should read "...they all have to get used to."

28 Line 789 - "Ms. Robin" should read "Ms. Robinson."

29 Line 833 - "They intend to tear to build..." should read "they intend to tear down to build."

30 Line 1195 - "better understanding on" should read "better understanding of."
31
32

33 Mr. Hoppock made a motion to approve the meeting minutes of January 4, 2021, inclusive of
34 Ms. Taylor's suggested corrections. Mr. Gaudio seconded the motion, which passed by
35 unanimous vote.

36

37 **3) Unfinished Business**

38

39 Chair Gorman asked if there was any unfinished business. Mr. Rogers replied no.

40

41 **4) Hearings**

42

43 **A. ZBA 21-04:/ Petitioner, Nathan and Karen Manlove of 188 East Shore Rd.,
44 Swanzey, NH, represented by Chad Branon of Fieldstone Land Consultants of
45 Milford, NH, requests a Variance for property located at 163 Washington St., Tax
46 Map #553-011-000; that is in the Office District and owned by Kontor Partners,
47 LLC of 188 East Shore Rd., Swanzey, NH. The Petitioner requests a Variance to
48 allow 8 parking spaces where the minimum of 13 is required per Section 102-793 of
49 the Zoning Ordinance with one parking space for every 200 square feet of gross
50 area for an Office Use.**

51

52 Mr. Rogers stated that they received a request from the applicant for the Board to continue this
53 public hearing, due to that there were not five Board members available and it is customary for
54 the Board to give applicants the opportunity to have five Board members seated. He continued
55 that the Board had some scheduling conflicts and only four Board members are present. Staff
56 asks that once the Chair opens the public hearing, they ask for a continuance until the March
57 meeting.

58

59 Chair Gorman opened the public hearing and explained the procedures for participating.

60

61 Mr. Hoppock made a motion to, by request of the applicant, continue ZBA 21-04 until the
62 Zoning Board of Adjustment's next regularly scheduled meeting on March 1, 2021. Mr. Gaudio
63 seconded the motion, which passed by unanimous vote.

64

65 **5) New Business**

66 Update Rules of Procedure – clarify abutter language

67

68 Chair Gorman asked if there is any new business. Mr. Rogers stated that Staff has a
69 communication for the Board regarding an update to the Rules of Procedure, but at this time,
70 they are not ready to bring that forward. He continued that there is no other new business.

71

72 **6) Communications and Miscellaneous**

73

74 **7) Non-public Session (if required)**

75

76 **8) Adjournment**

77

78 There being no further business, Chair Gorman adjourned the meeting at 6:42 PM.

79

80 Respectfully submitted by,

81 Britta Reida, Minute Taker

82 Edits submitted by,

83 Corinne Marcou, Zoning Clerk

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163 WASHINGTON ST. ZBA 21-04



Petitioner requests a Variance to allow 8 parking spaces where the minimum of 13 is required per Section 102-793 with one parking space for every 200 square feet of gross area for an Office Use.



NOTICE OF HEARING

ZBA 21-04

A meeting of the Zoning Board of Adjustment will be held on Monday, February 1, 2021 at 6:30 PM to consider the petition of Nathan and Karen Manlove of 188 East Shore Rd., Swanzey, NH, represented by Chad Branon of Fieldstone Land Consultants, of Milford, 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 839 9261 2795. To notify the public body of any access issues, call (603) 209-4697. 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 21-04: Petitioner, Nathan and Karen Manlove of 188 East Shore Rd., Swanzey, NH, represented by Chad Branon of Fieldstone Land Consultants of Milford, NH, requests a Variance for property located at 163 Washington St., Tax Map #553-011-000; that is in the Office District and owned by Kontor Partners, LLC of 188 East Shore Rd., Swanzey, NH. The Petitioner requests a Variance to allow 8 parking spaces where the minimum of 13 is required per Section 102-793 of the Zoning Ordinance with one parking space for every 200 square feet of gross area for an Office Use.

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 January 21, 2021

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. _____
Date Filed _____
Received By _____
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) Nathan and Karen Manlove Phone: 603-762-1369
Address 188 East Shore Road, Swanzey, NH 03446
Name(s) of Owner(s) Kontor Partners, LLC
Address 188 East Shore Road, Swanzey, NH 03446
Location of Property 163 Washington Street

SECTION II - LOT CHARACTERISTICS

Tax Map Parcel Number 553-11 Zoning District Office
Lot Dimensions: Front 82.50' Rear 82.50' Side 164.18' (N) Side 165.00' (S)
Lot Area: Acres 0.31+/- Square Feet 13,612+/-
% of Lot Covered by Structures (buildings, garages, pools, decks, etc.): Existing 26.5% Proposed 26.5%
% of Impervious Coverage (structures plus driveways and/or parking areas, etc.): Existing 41% Proposed 58%
Present Use Residential
Proposed Use Office

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 1/15/2021
(Signature of Owner or Authorized Agent)

Please Print Name Chad E. Branon, P.E. w/Fieldstone Land Consultants, PLLC

PROPERTY ADDRESS 163 Washington Street

APPLICATION FOR A VARIANCE

- A Variance is requested from Section (s) 102-793 of the Zoning Ordinance to permit:

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH VARIANCE CRITERIA:

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

See Attached Narrative

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

See Attached Narrative

3. Granting the variance would do substantial justice because:

See Attached Narrative

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

See Attached Narrative

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:

See Attached Narrative

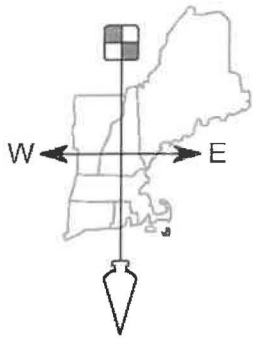
and

ii. The proposed use is a reasonable one because:

See Attached Narrative

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.

See Attached Narrative



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

VARIANCE CRITERIA

(VARIANCE FROM SECTION 102-793)

Tax Map Parcel 553-11

163 Washington Street - Keene, NH

January 15, 2021

Prepared For:

Nathan and Karen Manlove

The subject property consists of approximately 0.31 acres of land and has frontage along Washington Street. The subject site is developed with a 1,943 SF structure with a 916 SF garage and associated site improvements. The property was most recently used as a single-family residence but has a history of commercial uses prior to that. Converting this property back to a commercial office use would make the property more conforming use wise as the site is situated in the office zone.

The proposed use for the property is a shared professional office. The conversion will consist of creating 7 offices with a shared conference room, kitchen and bathroom facilities. The space is will be occupied primarily by therapists. This type of office is by appointment only and will not be open to the public. Due to the unique characteristics of this office use, there is less of a parking demand.

Section 102-793 of the Zoning Ordinance deals with the minimum parking requirements for various uses. The listed requirement for offices under this section is one space per 200 square feet of gross floor area. Our client's calculation of the gross floor area that is not shared/common space or used for storage inside the building will consist of approximately 2,410 square feet. This space would require 13 parking spaces. The subject property could currently support 8 parking spaces per the attached Zoning Exhibit Plan. This is less than the minimum required per Section 102-793 of the Keene Zoning Ordinance which is why we are requesting zoning relief in the form of a variance.

The numbered items below correlate to the questions asked in the City Application for a Variance.

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

Granting this variance would allow for the productive use of the existing property. It would also allow the property to be converted back into a conforming use as the site is situated in the Office Zone. Granting this variance would not be contrary to the public interest as this project will not alter the essential character of the neighborhood or threaten the health, safety or general welfare of the public.

2. If the Variance were granted, the spirit of the ordinance would be observed because:
The proposal for this site is consistent with the surround areas and would bring the site into conformance with the underlying zoning. This project will meet all of the dimensional standards and will be in harmony with the neighborhood. This project will increase the City tax base and will have no measurable negative impacts to the public. The proposed use for the project as a professional office that operates by appointment only and is not open to the public is unique and will not require the same demand for parking as standard office space. This proposal will not alter the essential character of the neighborhood or threaten the health, safety or general welfare of the public. For all of these reasons we believe that granting the variance would observe the spirit of the ordinance.

3. Granting the variance would do substantial justice because:
Granting this variance would allow the land owner to reasonably utilize the property with a use that is compatible with the local zoning. Granting this variance would do substantial justice as there would be a clear benefit and gain to the project and my client with no loss to the general public. In other words, a denial of this variance request would be an injustice to my client as there would be no apparent gain to the general public by denying this application.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:
The subject property has been used commercially in the past and was most recently utilized as a single-family residence. This proposal is in harmony with the neighborhood and is less intense use than a standard office or other permitted uses in the zone. The owner of the property will be improving the property and this will ultimately increase the value of the subject property. We do not believe that request for reduced parking in this variance would have any negative impacts on the surrounding property values. For all of these reasons we do not believe that the conversion of this property to a conforming office use would have any negative impacts on the value of surrounding properties.

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:
 1. No fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because:
The subject property is a 0.31-acre site with existing improvements. The size of the property along with the size and location of the existing improvements restrict our client's ability to conform with Section 102-793 of the Keene Zoning Ordinance and the minimum parking requirements for an office use. The proposed use for the property is a shared professional office. The conversion will consist of creating 7 offices with a shared

conference room, kitchen and bathroom facilities. The space is will be occupied primarily by therapists. This type of office is by appointment only and will not be open to the public. Due to the unique characteristics of this office use, there is less of a parking demand and the site will provide for ample parking for this proposed use. It is worth noting that there is on-street parking as well which is utilized for businesses in this area. The conversion of this site to a conforming office use will not require significant site improvements, will not burden local services and will not be a detriment to the surroundings. This proposal will actually increase the Town tax base and be consistent with its surroundings while providing a service to the community that is needed. For the reasons outlined above, we do not believe that a fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property.

2. The proposed use is a reasonable one because:

We believe that the proposed use is a reasonable one for all of the reasons previously stated. The following is an outline of why we believe the proposed use is reasonable:

- Granting this variance would allow for the productive use of the exist property.
- The conversion of the property from residential to office brings the property into conformance with the underlying zoning which is the Office Zone.
- The proposed use as an office space would be in harmony with the neighborhood.
- The conversion of this property to an office space would not be contrary to the public interest as this project will not alter the essential character of the neighborhood or threaten the health, safety or general welfare of the public.
- This proposal would in our opinion observe the spirit and intent of the ordinance.
- This project would have no measurable negative impacts on the surroundings or their property values.

For all of the reasons we believe that the proposed use is reasonable.

B. Explain how, if the criteria in paragraph (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 subject property is located in the office zone and this proposal will convert an existing property into a conforming zone. The property consists of 0.31 acres of land is already developed with a primary structure and a garage with associated site improvements. This project proposes to provide for as much compliant parking on-site as possible working with the existing conditions of the property. The location of the house on this site is situated further into the site when compared to other properties along Washington Street. The location of the house restricts the ability to locate parking since no parking can be located in front of the building line and the location of the house restricts the ability to locate more parking at the rear of the structure due to its proximity to the rear and side boundaries of

Nathan and Karen Manlove
163 Washington Street – Keene, NH
Variance Application

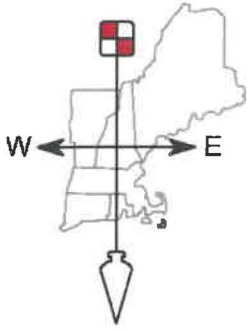
Page 4 of 3

the property. These are all special conditions of the property that distinguish it from other properties in the area. Due to these conditions this property cannot be reasonably used in strict conformance with the ordinance and we are thereby requested a variance from Section 102-793 to enable the reasonable use of the subject property.

This information was prepared by:
Fieldstone Land Consultants, PLLC



Chad E. Branon, P.E.
Project Manager



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

January 14, 2021

RE: Nathan & Karen Manlove
163 Washington Street - Keene, NH
Tax Map 553 Lot 11

To Whom It May Concern:

The undersigned hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking the necessary local, state and federal approvals for the above referenced project.

Very truly yours,

Signature: *Karen Manlove*

Print: Karen Manlove

Date 1/14/21



200 foot Abutters List Report

Keene, NH
January 19, 2021

Subject Property:

Parcel Number: 553-011-000
CAMA Number: 553-011-000-000-000
Property Address: 163 WASHINGTON ST.

Mailing Address: KONTOR PROPERTIES LLC
188 E. SHORE RD.
SWANZEY, NH 03446

Abutters:

Parcel Number: 550-049-000
CAMA Number: 550-049-000-000-000
Property Address: 217 WASHINGTON ST.

Mailing Address: UNION SCHOOL DISTRICT
193 MAPLE AVE.
KEENE, NH 03431-1602

Parcel Number: 550-050-000
CAMA Number: 550-050-000-000-000
Property Address: 191 WASHINGTON ST.

Mailing Address: BERGERON JULIANA T.
410 MAIN ST.
KEENE, NH 03431

Parcel Number: 553-003-000
CAMA Number: 553-003-000-000-000
Property Address: 146 WASHINGTON ST.

Mailing Address: BORYNACK DONNA LIVING TRUST
146 WASHINGTON ST. 1
KEENE, NH 03431

Parcel Number: 553-004-000
CAMA Number: 553-004-000-000-000
Property Address: 154 WASHINGTON ST.

Mailing Address: BERNIUS CATHY L.
267 COURT ST.
KEENE, NH 03431

Parcel Number: 553-005-000
CAMA Number: 553-005-000-000-000
Property Address: 168 WASHINGTON ST.

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

Parcel Number: 553-006-000
CAMA Number: 553-006-000-000-000
Property Address: 176 WASHINGTON ST.

Mailing Address: DUNNELL KRISTIN
176 WASHINGTON ST.
KEENE, NH 03431

Parcel Number: 553-007-000
CAMA Number: 553-007-000-000-000
Property Address: 184 WASHINGTON ST.

Mailing Address: JESSE HELEN L.
184 WASHINGTON ST.
KEENE, NH 03431-3111

Parcel Number: 553-009-000
CAMA Number: 553-009-000-000-000
Property Address: 181 WASHINGTON ST.

Mailing Address: 181 WASHINGTON STREET LLC
181 WASHINGTON ST.
KEENE, NH 03431

Parcel Number: 553-010-000
CAMA Number: 553-010-000-000-000
Property Address: 173 WASHINGTON ST.

Mailing Address: JTP PROPERTIES LLC
PO BOX 314
KEENE, NH 03431

Parcel Number: 553-012-000
CAMA Number: 553-012-000-000-000
Property Address: 153-155 WASHINGTON ST.

Mailing Address: SUNSPACE REALTY INC.
45 HILLTOP DR.
KEENE, NH 03431



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200 foot Abutters List Report

Keene, NH
January 19, 2021

Parcel Number: 553-013-000
CAMA Number: 553-013-000-000-000
Property Address: 147 WASHINGTON ST.

Mailing Address: RISE FOR BABY AND FAMILY
147 WASHINGTON ST.
KEENE, NH 03431

Parcel Number: 553-014-000
CAMA Number: 553-014-000-000-000
Property Address: 127 WASHINGTON ST.

Mailing Address: BEAUREGARD FAMILY REV. TRUST
127 WASHINGTON ST.
KEENE, NH 03431-3106

Parcel Number: 553-015-000
CAMA Number: 553-015-000-000-000
Property Address: 20 BEAVER ST.

Mailing Address: ABBOTT MATTHEW W. ABBOTT
KATHARINE L.
20 BEAVER ST.
KEENE, NH 03431

Parcel Number: 553-016-000
CAMA Number: 553-016-000-000-000
Property Address: 24 BEAVER ST.

Mailing Address: CARBONE TIMOTHY J. REV. TRUST
193 ISLAND ST.
KEENE, NH 03431

Parcel Number: 553-020-000
CAMA Number: 553-020-000-000-000
Property Address: 22 PAGE ST.

Mailing Address: BIRCH KATHLEEN A. BIRCH ROGER
22 PAGE ST.
KEENE, NH 03431

Parcel Number: 553-021-000
CAMA Number: 553-021-000-000-000
Property Address: 30 PAGE ST.

Mailing Address: MATTSON BRIAN A. MATTSON VIRGINIA
L.
30 PAGE ST.
KEENE, NH 03431

Parcel Number: 553-022-000
CAMA Number: 553-022-000-000-000
Property Address: 40 PAGE ST.

Mailing Address: BARRY CHRISTOPHER D. BARRY
ELIZABETH A.
40 PAGE ST.
KEENE, NH 03431

Parcel Number: 553-023-000
CAMA Number: 553-023-000-000-000
Property Address: 44 PAGE ST.

Mailing Address: SIBLEY EVA MARIA
44 PAGE ST.
KEENE, NH 03431

Parcel Number: 553-024-000
CAMA Number: 553-024-000-000-000
Property Address: 56-58 PAGE ST.

Mailing Address: HERTZLER MARK J. HERTZLER
KRISTEN J.
148 WINCHESTER RD.
CHESTERFIELD, NH 03443-4308



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ZBA ABUTTERS LIST

ADDRESS: 163 Washington Street

Owner Name	TMP NO.	Mailing Address
Union School District	550-049-000	193 Made Ave. Keene NH 03431
Juliana T. Bergeron	550-050-000	410 Main St. Keene NH 03431
Bornnack Donna Living Trust	553-003-000	146 Washington St 2 Keene NH 03431
Cathy L. Bernius	553-004-000	207 Court St. Keene NH 03431
MGJ Realty LLC	553-005-000	PO Box 562 Keene NH 03431
Kristin Durnell	553-006-000	176 Washington St Keene NH 03431
Helen L. Jesse	553-007-000	184 Washington St. Keene NH 03431
181 Washington St LLC	553-009-000	181 Washington St. Keene NH 03431
JTP Properties LLC	553-010-000	PO Box 314 Keene NH 03431
Sunspace Realty Inc	553-012-000	45 Hilltop Drive Keene NH 03431
Rise for Baby and Family	553-013-000	147 Washington St Keene NH 03431
Beaucourt Family Rev. Trust	553-014-000	127 Washington St Keene NH 03431
Matthew W. Abbott	553-015-000	20 Beaver St. Keene, NH 03431
Carbone Timothy J. Rev Trust	553-016-000	193 Island St. Keene NH 03431
Birch Kathleen A Birch Page	553-020-000	22 Page St. Keene NH 03431
Brian Virginia Mattson	553-021-000	30 Page St. Keene NH 03431
Christopher D. Barry	553-022-000	40 Page St. Keene NH 03431
Sibely Eva Maria	553-023-000	44 Page St. Keene NH 03431
Hertzel Mark J Knisen J	553-024-000	148 Winchester Road Chatterfield, NH 03443

Notarized Statement

I, the undersigned Nathan Marlowe, swear that to the best of my knowledge, the above is an accurate and complete abutters list.

Nathan Marlowe

Signature

STATE OF NEW HAMPSHIRE
CHESHIRE, SS

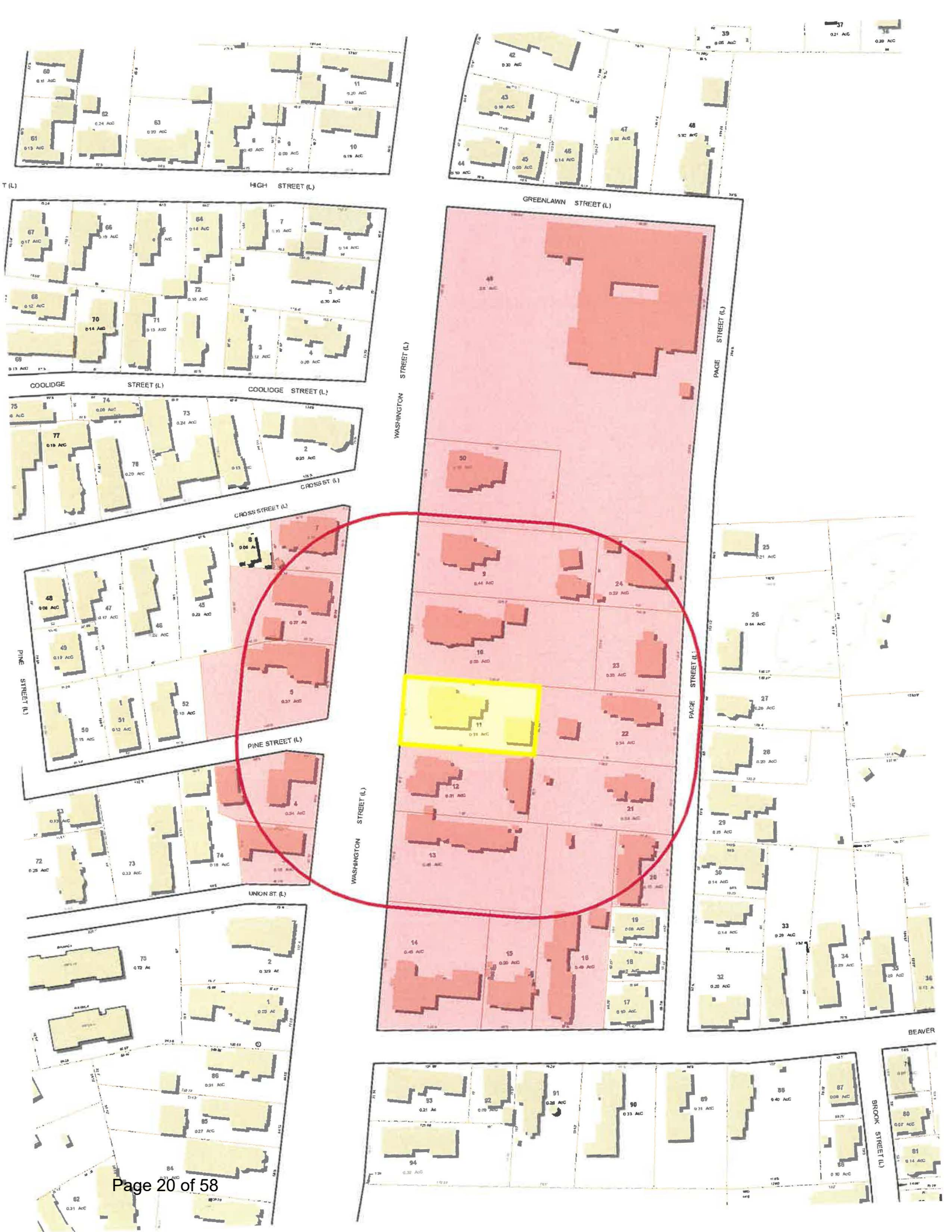
Subscribed and sworn before me this 14th day of Jan., 2021.

Deborah J. Paight

Notary Public/Justice of the Peace

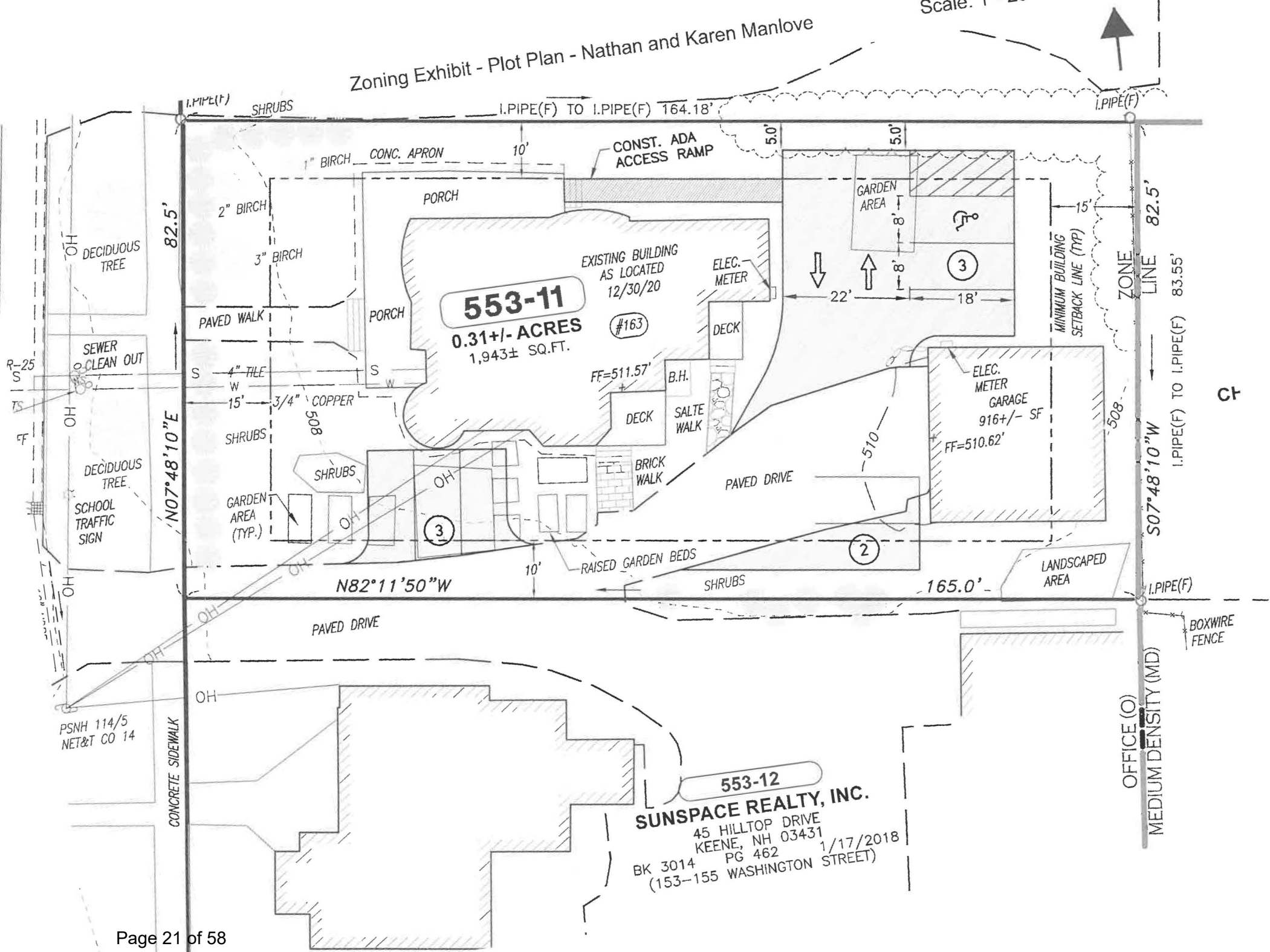
My Commission Expires _____

DEBORAH J. PAIGHT
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
February 10, 2021



Zoning Exhibit - Plot Plan - Nathan and Karen Manlove

Scale: 1" = 10'



553-11
0.31+/- ACRES
1,943± SQ.FT.

EXISTING BUILDING
AS LOCATED
12/30/20

#163

ELEC. METER
GARAGE
916+/- SF
FF=510.62'

553-12
SUNSPACE REALTY, INC.
45 HILLTOP DRIVE
KEENE, NH 03431
PG 462 1/17/2018
BK 3014
(153-155 WASHINGTON STREET)

OFFICE (O)
MEDIUM DENSITY (MD)

CF

PARKING SUMMARY

Tax Map Parcel 553-11
163 Washington Street - Keene, NH

January 21, 2021

Prepared For:
Nathan and Karen Manlove

The subject property consists of approximately 0.31 acres of land and has frontage along Washington Street. The property was most recently used as a single-family residence but was occupied by a funeral home prior to that. The plans for this property consist of converting the site into an office use.

The property is currently developed with an existing 3-story building and detached garage. The gross area of the first floor of the structure is 1,818+/- square feet. The second floor has a gross area of 1,679+/- square feet. The attic area has a gross area of 1,804+/- square feet and the basement area of the structure has a gross area of 1,818+/- square feet.

In reviewing Section 102-793 of the City Ordinance pertaining to the minimum parking requirements an office use requires one space for every 200 square feet of gross floor area. The City's definition of gross floor area allows the exclusion of uses accessory to the operation of the building but habitable attics and basements are to be included.


The following is a breakdown of the use per floor:

- Basement Level: The basement space is unfinished and will be used as storage. Since the storage is accessory to the operation of the building there is not parking requirement for this space.
- First Floor: The gross floor area of the first floor is 1,818 SF. This floor will include uses accessory to the operation. These include a kitchen, storage and a shared conference room which total 601 SF. Given this the total area for parking calculations on this floor consist of 1,217 SF of office space.
- Second Floor: The second floor consists of 1,679 SF. The uses accessory to the operation on this floor include extra bathrooms and a laundry room and these spaces total 372 SF. Given this the total area for parking calculations on this floor consist of 1,307 SF of office space.
- Attic Level: The attic space consists of finished and unfinished space totaling 1,804 SF. Due to the limited egress the entire space will be utilized for storage.

Given this the total office space for this structure will be 2,524 SF. The office space parking calculation yields a requirement for 12.6 parking spaces.

The total parking requirements for the site is therefore 13 spaces to comply with this section of the ordinance.

This information was prepared by:
Fieldstone Land Consultants, PLLC

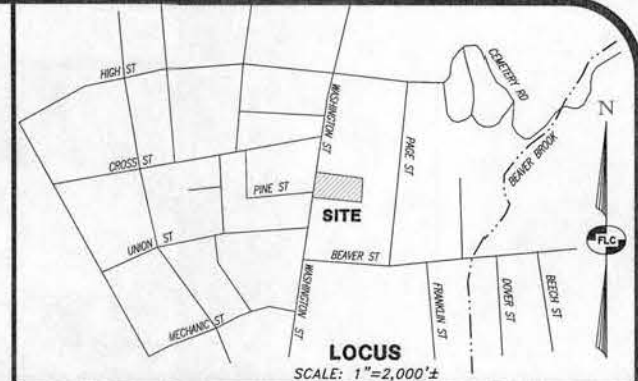
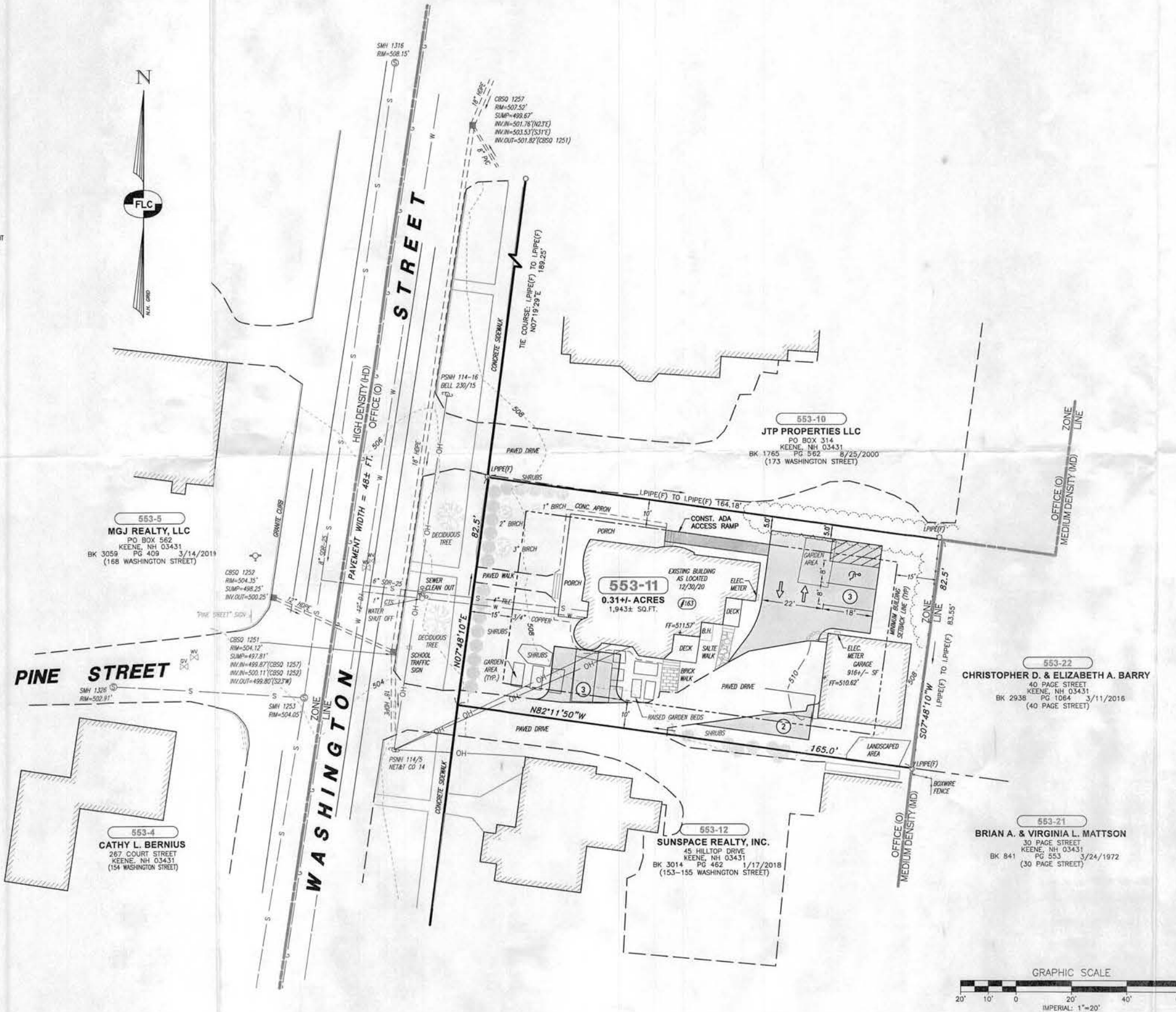
A handwritten signature in black ink, appearing to read "C.E. Branon".

Chad E. Branon, P.E.
Project Manager

- LEGEND:**
- EXISTING LEGEND**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - BOXWIRE FENCE
 - 500' 10' CONTOUR INTERVAL
 - 502' 2' CONTOUR INTERVAL
 - W WATER LINE
 - S SEWER LINE
 - WATER HYDRANT
 - WATER SHUTOFF
 - CATCH BASIN SQUARE
 - LIGHT POST
 - WATER GATE
 - GAS VALVE
 - SEWER MAN-HOLE
 - UTILITY POLE, GUY & LIGHT
 - 553-11 TAX MAP & LOT NUMBER

- PROPOSED LEGEND**
- Ⓞ PARKING COUNT
 - ▭ PAVED AREA

REFERENCE PLAN:
 PLOT PLAN PREPARED BY FRANK A. GLINE, JR., DATED: MAY, 1970, SCALE: 1"=10'.



- NOTES:**
- THE OWNER OF RECORD FOR LOT 553-11 IS KONTOR PARTNERS, LLC - 188 EAST SHORE ROAD, SWANZEY, NEW HAMPSHIRE. THE DEED REFERENCE FOR THE PARCEL IS VOL.3145 PG.876 DATED JANUARY 8, 2021 IN THE C.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE CONDITIONS FOR 163 WASHINGTON STREET (TAX MAP PARCEL 553-11) ALONG WITH THE PROPOSED SITE IMPROVEMENTS FOR THE CONVERSION OF THE EXISTING RESIDENTIAL STRUCTURE INTO A PROFESSIONAL OFFICE BUILDING.
 - THE TOTAL AREA OF TAX MAP PARCEL 553-11 IS 0.31± ACRES OR 13,500± SQ.FT. WITH 82.5 FEET OF FRONTAGE ON WASHINGTON STREET.
 - CURRENT ZONING REQUIREMENTS FOR THE OFFICE ZONE:

MINIMUM LOT REQUIREMENTS	REQUIRED	EXISTING
LOT AREA (SQ.FT.)	8,000 SQ.FT.	13,500± SQ.FT.
LOT FRONTAGE (FT)	50'	82.5'
LOT WIDTH (FT)	60'	82.5'
LOT DEPTH (FT)	NONE	165'
 - MINIMUM BUILDING SETBACKS:

	REQUIRED	EXISTING
FRONT (FT)	15'	37.6'
SIDE (FT)	10'	15.4'
REAR (FT)	15'	5.6'
MAX. BUILDING STORIES	2	2 W/ATTIC
MAX. BUILDING HEIGHT (FT)	35'	<35'
 - BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLAN & DEED CITED HEREON AND PHYSICAL EVIDENCE LOCATED BY THIS OFFICE. HORIZONTAL ORIENTATION IS N.H. GRID AND VERTICAL DATUM IS NAVD83, PER GPS OPUS OBSERVATIONS.
 - THE UNDERGROUND UTILITIES SHOWN WERE DEVELOPED IN PART BY PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - MAP PARCEL 553-11 LIES OUTSIDE THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), CHESHIRE COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330023 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33005C0299E DATED MAY 23, 2006.
 - SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY DURING THE MONTH OF DECEMBER 2020, TOGETHER WITH THE REFERENCE PLAN CITED HEREON.
 - THE SOIL CLASSIFICATION BY THE N.R.C.S. - CHESHIRE COUNTY, NEW HAMPSHIRE - FOR THE ENTIRE PARCEL IS 2B8 - WINDSOR LOAMY SAND, 3 TO 8% SLOPES.

REV.	DATE	DESCRIPTION	C/O	DR	CK

ZONING EXHIBIT PLAN
TAX MAP 553 LOT 11
(163 WASHINGTON STREET)
KEENE, NEW HAMPSHIRE
 PREPARED FOR:
NATHAN & KAREN MANLOVE
 188 EAST SHORE ROAD, SWANZEY, NEW HAMPSHIRE
 LAND OF:
KONTOR PARTNERS, LLC
 188 EAST SHORE ROAD, SWANZEY, NEW HAMPSHIRE

SCALE: 1" = 20' JANUARY 13, 2021

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com



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166 WEST ST.
ZBA 21-05



Petitioner requests a Variance to allow 39 parking spaces where 43 spots are required per Section 102-793 of the Zoning Ordinance with one parking space for every 200 sq. ft. of gross area for an Office Use.



NOTICE OF HEARING

ZBA 21-05

A meeting of the Zoning Board of Adjustment will be held on Monday, March 1, 2021 at 6:30 PM to consider the petition of Flyboy Realty, LLC of Keene, NH, represented by Jim Phippard of Brickstone Land Use Consultants of 185 Winchester St. 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 839 9261 2795. To notify the public body of any access issues, call (603) 209-4697. 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 21-05: The Petitioner requests a Variance for property located at 166 West St., Tax Map #576-002-000 that is in the Central Business Limited District and owned by Flyboy Realty, LLC. The Petitioner requests a Variance to allow a mixed-use building with eight one-bedroom apartments and an office use of 6,136 sq. ft. with 39 parking spaces on a lot where 43 parking spaces are required per Section 102-793 of the Zoning Ordinance with one parking space for every 200 square feet of gross area for an Office Use.

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.

Corinne Marcou, Zoning Clerk

Notice issuance date February 19, 2021

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 21-05</u>
Date Filed	<u>2/12/21</u>
Received By	<u>CM</u>
Page	<u>1</u> of <u>2</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) Flyboy Realty LLC Phone: c/o 603-357-0116
Address PO Box 1060 Keene NH 03431
Name(s) of Owner(s) Same as above
Address _____
Location of Property 166 West Street

SECTION II - LOT CHARACTERISTICS

Tax Map Parcel Number 576-002-000 Zoning District CBL
Lot Dimensions: Front 122.3 +/- Rear 128.5 +/- Side 358 +/- Side 355 +/-
Lot Area: Acres 1.03 Square Feet 45,060 SF
% of Lot Covered by Structures (buildings, garages, pools, decks, etc.): Existing 22.4% Proposed 23.2%
% of Impervious Coverage (structures plus driveways and/or parking areas, etc.): Existing 71% Proposed 78.2%
Present Use Vacant Restaurant
Proposed Use Mixed Use Office & Multi Family 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.

[Signature] Date 2-11-2021
(Signature of Owner or Authorized Agent)

Please Print Name A Ranger Curran

PROPERTY ADDRESS 166 WEST STREET

APPLICATION FOR A VARIANCE

- A Variance is requested from Section (s) 102 - 793 of the Zoning Ordinance to permit:
SEE ATTACHED

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH VARIANCE CRITERIA:

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

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

3. Granting the variance would do substantial justice because:

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

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.

APPLICATION FOR A VARIANCE

- A variance is requested from Section (s) **102-793, Minimum Parking Requirements** of the Zoning Ordinance to permit: a mixed use building with eight 1-bedroom apartments and an office use of 6136 sf with 39 parking spaces on a lot where 43 parking spaces are required.

Background: The owner of the property wishes to do a two lot subdivision creating a 17,472 sf lot with the former restaurant building and 20 parking spaces; and a 27,256 sf lot with a new mixed use building with office space and 8 apartments and 39 onsite parking spaces.

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH CONDITION:

1. **Granting the Variance would not be contrary to the public interest because:**
Granting the variance will allow the property to be redeveloped with uses permitted in the district. It will allow the addition of a new mixed use building which will provide housing and additional jobs in the downtown area. It will improve the appearance of the property, increase the property value, and more property tax revenue for the City of Keene. The existing parking lot with 39 spaces is adequate for the proposed office use and the eight 1-bedroom apartments at this location. It is in the public interest to have a downtown property with a vacant building, redeveloped with permitted uses that will add jobs, add needed housing and expand the local tax base.
2. **If the variance were granted, the spirit of the ordinance would be observed because:** The spirit of the ordinance in this case is to provide adequate off-street parking for the use of this property in a manner which will not result in a public hazard or diminish public safety. The existing 39 parking spaces on the proposed lot will provide adequate parking for this use. The eight proposed 1-bedroom apartments will more than likely be occupied by one person with one vehicle. The proposed office space, containing 12 offices, will be occupied by Chesco which will have up to 14 employees in the building during office hours. Chesco meets with clients at their homes and at various workplaces throughout the community. Realistically, only 22 spaces will be occupied most of the time. Four additional parking spaces would not improve the public safety in this case.
3. **Granting the variance would do substantial justice because:** It will allow the property owner to subdivide and redevelop his property with permitted uses in the downtown area. It will improve his property value. It will not result in a hazard or threat to public safety. It will not diminish surrounding property values. The Keene Master Plan encourages infill development and growth in the downtown area. This is consistent with the Keene Master Plan and approval would do substantial justice. There is no benefit to the public if the variance is denied in this case.

4. If the variance were granted, the values of the surrounding properties would not be diminished because: Part of this project is to renovate the former restaurant building for use by a single office user. Removal of the paint from the existing brick has restored the red brick appearance which is more in keeping with the historical architecture in Keene. It is also more in keeping with the many of the existing buildings in the neighborhood, which are also red brick. The proposed new building will also use red brick on portions of the building to tie into the architectural theme of the area. This will enhance the appearance of the property and help to maintain property values in this area. Approving the variance will not result in a threat to public safety or be a nuisance to vehicles and pedestrians. It will a project which will enhance the value of this property and the 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:

This is an existing developed property in the downtown area. It is zoned CBL and also falls within the Gilbo Avenue Design Overlay district. The zoning regulations require the onsite parking to be located to the side and/or rear of the buildings. This prevents adding the 4 needed parking spaces without a variance. This area has no on-street parking adjacent to the site or nearby. This creates a special condition for this site which results in the need for a variance to address parking.

The existing parking regulations in the City of Keene are archaic. They are blind to the actual parking needs of existing land uses and instead determine parking on the gross square footage of the building and the number of dwelling units. The ITE Parking Generation Manual has collected and published parking data based upon actual existing land uses, building square footages and the number of employees in an office building. For a general office building, less than 50,000 sf in size (Use Code 711), The ITE Parking Generation Manual states that the peak number of parking spaces occupied is 0.79 times the number of employees. For an apartment building, 1.2 spaces per apartment would be occupied. The proposed office space will have a total of up to 14 office employees. The average number of parking spaces occupied at this site would be 11 spaces by office employees. For the eight apartments an average of 10 spaces would be occupied by apartment residents. That would be a total of 21 spaces occupied. The current Keene parking ordinance requires 43 parking spaces. The existing 39 parking spaces are more than adequate for this site and will not result in a safety issue for vehicles or pedestrians.

It would be unfair and unreasonable to deny the variance for 4 parking spaces when those spaces are not needed for the safe use and operation of the offices at this site.

And

ii. The proposed use is a reasonable one because: The proposed office and apartments are permitted uses in this district. The 39 existing parking spaces are more than adequate for this proposal due to the limited number of employees and the fact they are 1 bedroom apartments. It will not result in a threat to public safety or diminish surrounding property values.

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.

This is an existing developed property in the downtown area. It is zoned CBL and also falls within the Gilbo Avenue Design Overlay district. The zoning regulations require the onsite parking to be located to the side and/or rear of the buildings. This prevents adding the 4 needed parking spaces without a variance. This area has no on-street parking adjacent to the site or nearby. This creates a special condition for this site which results in the need for a variance to address parking.

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A variance is the only means to allow this proposal and it would result in an unnecessary hardship if denied.



228 foot Abutters List Report

Keene, NH
February 05, 2021

Subject Property:

Parcel Number: 576-002-000
CAMA Number: 576-002-000-000-000
Property Address: 166 WEST ST.

Mailing Address: FLYBOY REALTY LLC
PO BOX 1060
KEENE, NH 03431

Abutters:

Parcel Number: 576-001-000
CAMA Number: 576-001-000-000-000
Property Address: 122 WEST ST.

Mailing Address: PEOPLE'S UNITED BANK N.A.
850 MAIN ST.
BRIDGEPORT, CT 06604

Parcel Number: 576-003-000
CAMA Number: 576-003-000-000-000
Property Address: 172 WEST ST.

Mailing Address: 172 WEST STREET LLC
117 WEST ST.
KEENE, NH 03431

Parcel Number: 576-004-000
CAMA Number: 576-004-000-000-000
Property Address: 194 WEST ST.

Mailing Address: BANK OF NEW HAMPSHIRE
10-380 WELLINGTON ST,
LONDON ONTARIO CANADA, N6A 5B5

Parcel Number: 576-005-000
CAMA Number: 576-005-000-000-000
Property Address: 0 GILBO AVE.

Mailing Address: BANK OF NEW HAMPSHIRE
10-380 WELLINGTON ST.
LONDON ON N6A 5B5, CANADA

Parcel Number: 576-006-000
CAMA Number: 576-006-000-000-000
Property Address: 00FF GILBO AVE.

Mailing Address: MOUNTAINSCAPES CAPITAL
INVESTMENT TRUST
911 EAST COUNTY LINE RD. SUITE 206
LAKEWOOD, NJ 08701

Parcel Number: 576-007-000
CAMA Number: 576-007-000-000-000
Property Address: 149 EMERALD ST.

Mailing Address: 149 EMERALD STREET OWNER LLC
455 TARRYTOWN RD. SUITE 1526
WHITE PLAINS, NY 10607

Parcel Number: 576-018-000
CAMA Number: 576-018-000-000-000
Property Address: 189 WEST ST.

Mailing Address: S.S. BAKER'S REALTY CO LLC
428 MAIN ST.
KEENE, NH 03431

Parcel Number: 576-019-000
CAMA Number: 576-019-000-000-000
Property Address: 171 WEST ST.

Mailing Address: TUTHILL PROPERTIES LLC
2132 ROUTE 9
STODDARD, NH 03464

Parcel Number: 576-024-000
CAMA Number: 576-024-000-000-000
Property Address: 17 WILDER ST.

Mailing Address: WEST WILDER LLC
PO BOX 743
KEENE, NH 03431

Parcel Number: 576-025-000
CAMA Number: 576-025-000-000-000
Property Address: 151 WEST ST.

Mailing Address: WEST WILDER LLC
PO BOX 743
KEENE, NH 03431



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2/5/2021

Page 1 of 2



228 foot Abutters List Report

Keene, NH
February 05, 2021

Parcel Number: 576-026-000
CAMA Number: 576-026-000-000-000
Property Address: 143 WEST ST.

Mailing Address: 143 WEST STREET LLC
143 WEST ST.
KEENE, NH 03431

Parcel Number: 576-030-000
CAMA Number: 576-030-000-000-000
Property Address: 129 WEST ST.

Mailing Address: 129 WEST STREET ASSOCIATES
129 WEST ST.
KEENE, NH 03431

Parcel Number 576-002-000
CAMA Number 576-002-000-000-000
Property Address 166 WEST ST.

Mailing Address: FLYBOY REALTY LLC
PO BOX 1060
KEENE NH 03431

BRICKSTONE LAND USE CONSULTANTS
185 WINCHESTER STREET
KEENE NH 03431

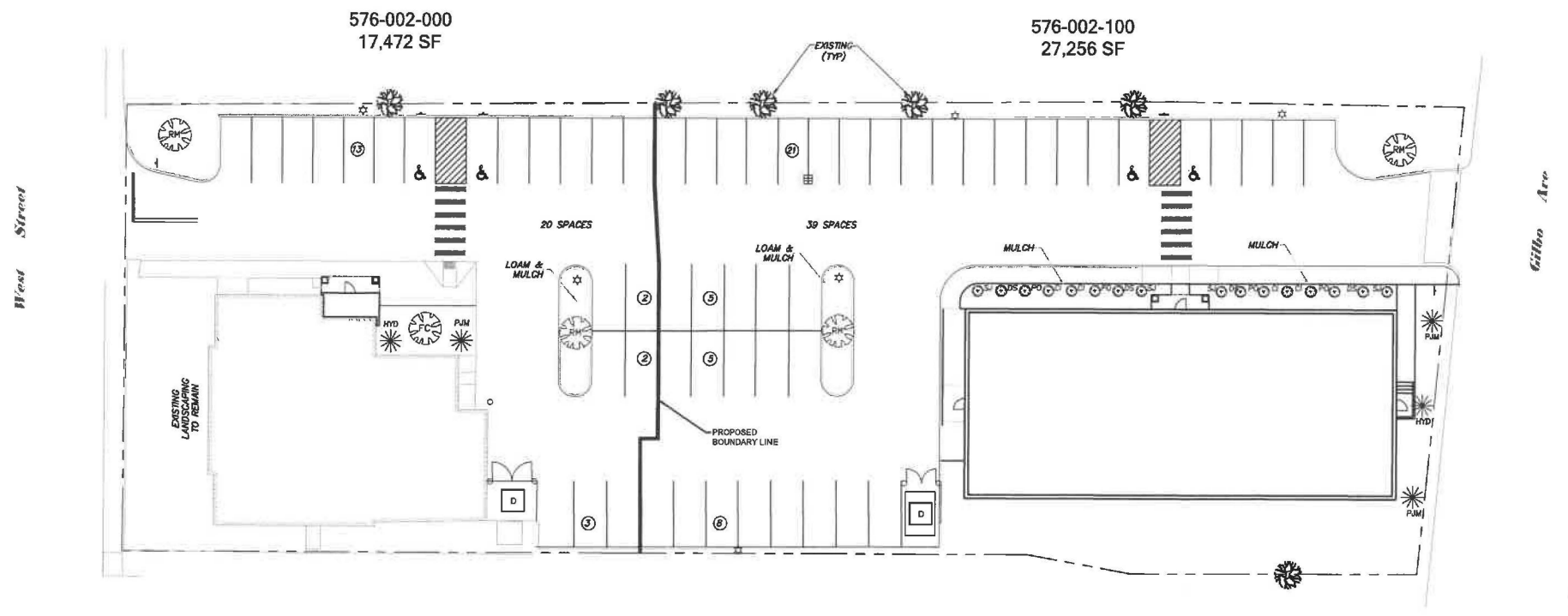


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2/5/2021

Page 2 of 2



LOT DATA TABLE

TAX MAP #:	576-002-000-0000
ZONE:	CENTRAL BUSINESS LIMITED DISTRICT GILBO AVENUE DESIGN OVERLAY DISTRICT HISTORIC DISTRICT
LOT SIZE:	44,998 SF - 1.03 ACRES
MIN. LOT SIZE:	10,000 SF
MIN. LOT FRONTAGE:	80'
BUILDING SETBACKS:	
FRONT	20'
SIDE & REAR	20'
PAVEMENT SETBACKS:	
FRONT	10'
SIDE & REAR	5'
MAX. BLDG COVERAGE:	60%
MAX LOT COVERAGE:	80%
PARKING:	
OFFICE BLDG	4,000/200 = 20
OFFICE & APTS	40

576-002-000

LOT SIZE:	17,742 SF
GREEN SPACE:	4,040 SF (23.1%)
IMPERMEABLE:	13,432 SF (76.9%)
PARKING PROVIDED:	20 SPACES
OFFICE BLDG	4,000 SF/200 = 20 REQUIRED

576-002-100

LOT SIZE:	27,256 SF
GREEN SPACE:	5,471 SF (20.1%)
IMPERMEABLE:	21,785 SF (79.9%)
PARKING PROVIDED:	39 SPACES
OFFICE & APTS	8 APTS @ 2 SPACES/APT = 16 SPACES NET OFFICE 5,450 SF/200 = 27 SPACES (LESS ELEVATOR, LOBBY, STAIRWELLS & EGRESS CORRIDOR)

CROSS EASEMENTS

LOTS 1 & 2	PASS & REPASS
LOT 1	SEWER EASEMENT TO LOT 2
LOT 1	ELECTRIC EASEMENT TO LOT 2
LOT 2	DRAINAGE EASEMENT TO LOT 1
LOTS 1 & 2	PARKING EASEMENT

LIZA P. SARGENT R.C.E. NUMBER: 13365 DATE
FOR PERMITTING

SVE
Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
P.O. Box 1818
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

SITE PLAN
166 WEST STREET
RANGER CURRAN
117 WEST STREET
KEENE, NEW HAMPSHIRE

0 10' 20' 40'
GRAPHIC SCALE 1" = 20'

PROJ. #:
K2699
DATE:
17-SEPT-20
DESIGN: LPS SHEET
DRAWN: LPS
CHECKED: RH **C-1**

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424 OLD WALPOLE RD.
ZBA 21-06



Petitioner requests a Variance to allow a multifamily dwelling of four units per Section 102-332 of the Zoning Ordinance.



NOTICE OF HEARING

ZBA 21-06

A meeting of the Zoning Board of Adjustment will be held on Monday, March 1, 2021 at 6:30 PM to consider the petition of Len Weldon of 165 South Lincoln 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 839 9261 2795. To notify the public body of any access issues, call (603) 209-4697. 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 21-06: The Petitioner requests a Variance for property located at 424 Old Walpole Rd., Tax Map #207-002-000 that is in the Rural District and owned by Monadnock Waldorf School, Inc. The Petitioner requests a Variance to allow a multifamily dwelling of four units per Section 102-332 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.

Corinne Marcou, Zoning Clerk

Notice issuance date February 19, 2021

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 2106</u>
Date Filed	<u>2/12/2021</u>
Received By	<u>CM</u>
Page	<u>1</u> of <u>12</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) Len Weldon Phone: 603 355-1371
Address 165 south Lincoln street, Keene, NH 03431
Name(s) of Owner(s) Monadnock Waldorf School Inc
Address 98 South Lincoln Street, Keene NH,03431
Location of Property 424 Old Walpole Road, Keene, NH 03431

SECTION II - LOT CHARACTERISTICS

Tax Map Parcel Number 207-002-000-000-000 Zoning District rural
Lot Dimensions: Front _____ Rear _____ Side _____ Side _____
Lot Area: Acres 11.8 Square Feet 514,008
% of Lot Covered by Structures (buildings, garages, pools, decks, etc.): Existing 1.31% Proposed no change
% of Impervious Coverage (structures plus driveways and/or parking areas, etc.): Existing 3.7% Proposed decrease
Present Use school
Proposed Use 4 unit residential building and small farm

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 of Owner or Authorized Agent) _____ Date 2-11-2021

Please Print Name ~~Len Weldon~~ JUSTIN SOMMA

Corinne Marcou

From: Leonard Weldon <lweldon1@yahoo.com>
Sent: Thursday, February 18, 2021 4:09 PM
To: Corinne Marcou
Subject: Re: ZBA Application Clarification

Hi MS Marcou,

Thank you for your call regarding the deficiencies in my application.

My application is relevant to section 102-330 of the Zoning Ordinance. It is our plan to change the present zoning variance, which has allow the Waldorf kindergarten, to a variance allowing a multifamily dwelling of four units.

Thanks again for your help.

Sincerely,

Len Weldon

Leonard Weldon
m. +1.603.313.8377

Corinne Marcou

From: Leonard Weldon <lweldon1@yahoo.com>
Sent: Thursday, February 18, 2021 4:28 PM
To: Corinne Marcou
Subject: Fwd: ZBA Application Clarification

Please forgive me for not putting the accurate Zoning Ordinance Section of 102-332 in the email just sent re my variance request. Please disregard my reference to 102-330.

Thank you,

Len Weldon

Leonard Weldon
m. +1.603.313.8377

PROPERTY ADDRESS 424 Old Walpole Rd, Keene, N.H.

APPLICATION FOR A VARIANCE

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

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH VARIANCE CRITERIA:

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

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

3. Granting the variance would do substantial justice because:

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

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.

Application for a Variance

1. Granting the variance would not be contrary to the public interest because it would add beautiful and affordable housing in Cheshire County with no loss of open space. In addition, a 2-4 acre organic farm on the property would increase economic vibrance, add texture and diversity to the land and beauty to the surrounding area.
2. If a variance were granted, the spirit of the ordinance would be observed because it would remain rural and residential. The present structure has 4 classrooms each of which has a kitchen and bathroom which would easily convert to 4 living spaces of approximately 1,200 sq ft. each. The units would be generous in size, unique and beautiful. The property is a wonderful setting for raising children.
3. Granting the variance would do substantial justice because it would allow four lovely living spaces to come into existence. This increase in housing stock is needed in Cheshire County. Some of the current fields would become an organic farm increasing locally grown food and give partial employment for two people.
4. If the variance were granted, the values of the surrounding properties would not be diminished because the change would result in less traffic, less noise, less pollution via automobile exhaust and beautiful texture via a roadside farm stand for neighbors to buy organic fruits and vegetables. Presently, the property is used by approximately forty to fifty people five days per week in addition to some weekend activities. The aforementioned has worked out well but the change will reduce the the number of person-use to less than twenty. The quiet chickens and children's voices would add to the wood wind section of the forest symphony.
5.
 - 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 property is zoned rural and will remain rural. There will be four families in cluster housing living on eleven acres. The property will remain rural and enhanced by a small organic farm. The pressure on the land and this area in Keene will decrease.

and

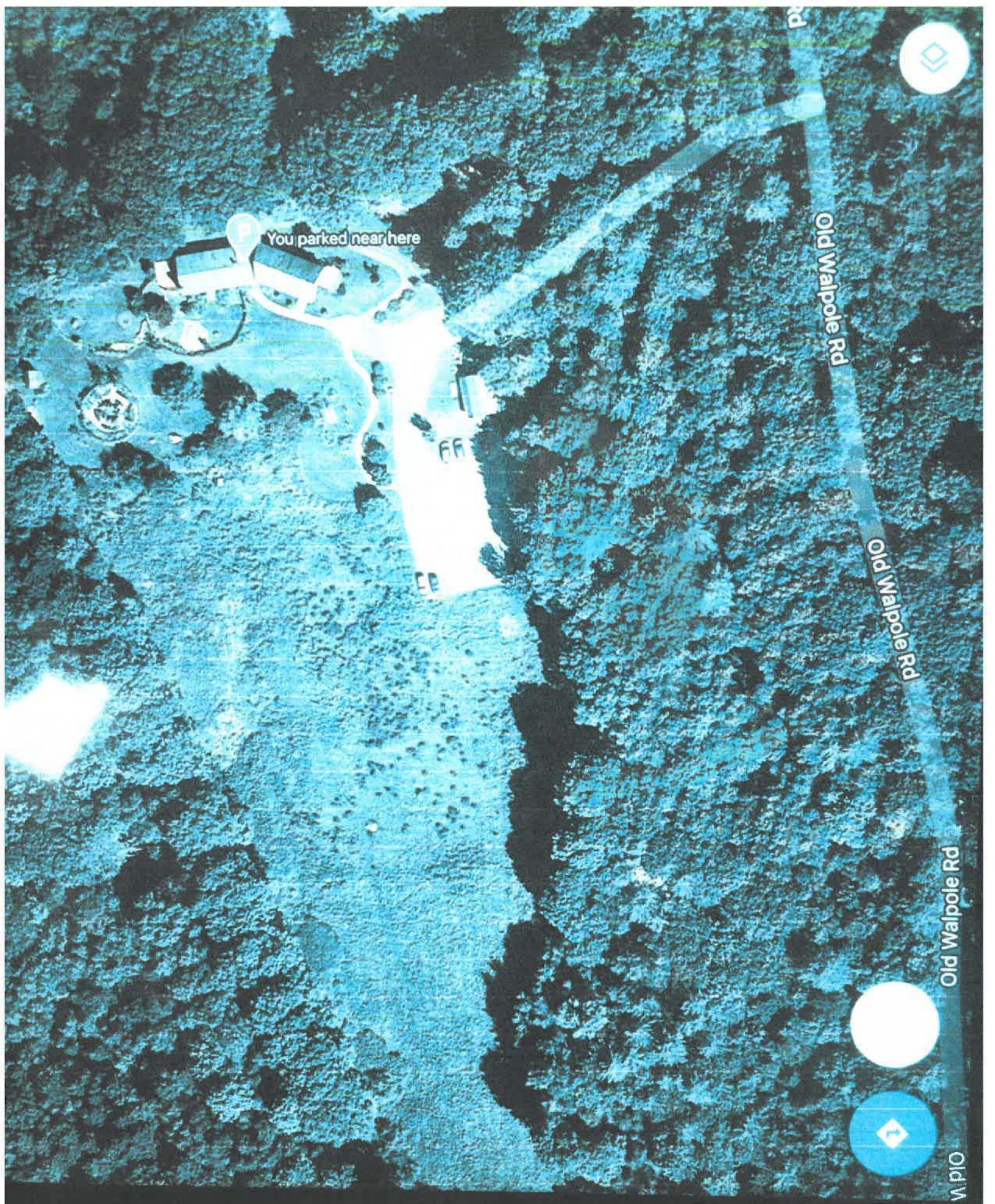
- ii. The proposed use is a reasonable one because of the aforementioned and because it makes common sense in many regards, it doesn't change rural living, it allows more people with less money to live on an estate and enjoy its benefits, it exemplifies a NH that is rural and affordable and possible for a diverse population. This kind of rural living is wonderful for children.
- B. If the criteria in the above text does not demand change common sense will be the victim. The housing stock in this area will remain low and beautiful living spaces even lower. The hardship of low good housing stock affects our whole community by driving people away,

by driving the cost of housing up, and by increasing real estate taxes on the existing housing to pay for services as costs of living rises. Good people help make good communities, which then attract other good people, opportunities and businesses strengthening and adding vitality to those communities.

This property is a perfect spot for a small school and it should remain so if possible. But, if it is not to be a school then it should serve four families with children who will learn many things from the natural world.

"I bring fresh showers for the thirsting flowers,
From the seas and the streams.

The Cloud, 1820, Percy Bysshe Shelly



424 OLD WALPOLE RD.

Location 424 OLD WALPOLE RD.

Map/Lot # 207 / 002/000 000/000

Acct# 207002000000000

Owner MONADNOCK WALDORF SCHOOL INC

Building Name

Assessment \$552,200

Appraisal \$552,200

PID 7893

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$465,300	\$86,900	\$552,200

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$465,300	\$86,900	\$552,200

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner MONADNOCK WALDORF SCHOOL INC
Co-Owner ATTN: ALICE S. MAHAR, ADMINISTRATOR
Address 98 SOUTH LINCOLN ST.

Sale Price \$150,000
Book & Page 1401/0755
Sale Date 03/01/1992

KEENE, NH 03431

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
MONADNOCK WALDORF SCHOOL INC	\$150,000	1401/0755	03/01/1992

Building 1 : Section 1

Year Built: 1970
Living Area: 5,670
Replacement Cost: \$731,453
Building Percent Good: 60
Replacement Cost Less Depreciation: \$438,900

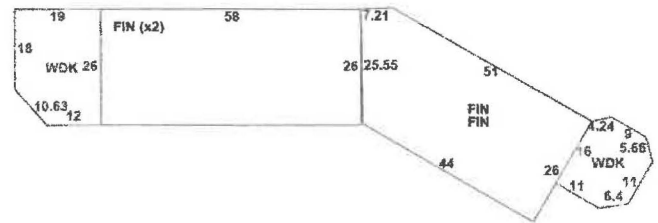
Building Photo



(http://images.vgsi.com/photos2/KeeneNHPhotos/0010\0.0.jpg)

Building Attributes	
Field	Description
STYLE	School/College
MODEL	Commercial
Grade	C-
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Typical
Roof Cover	Typical
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heating Fuel	Typical
Heating Type	Hot Water
Air Conditioning	None
Bldg Use	Educational 94
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
FBM Area	
Lighting	Normal
Frame	Wood Frame/Joist/Beam
Plumbing	Normal
Wall Height	8.00

Building Layout



(ParcelSketch.ashx?pid=7893&bid=7893)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FIN	Finished Area	5,670	5,670
WDK	Wood Deck	747	0
		6,417	5,670

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
PR1	Porch, Open	526.00 S.F.	\$5,000	1

Land

Land Use

Use Code 948
Description Educational 94
Zone R
Category

Land Line Valuation

Size (Acres) 11.8
Depth
Assessed Value \$86,900
Appraised Value \$86,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
LGT1	POLE & SINGLE LIGHT			1.00 UNITS	\$300	1
BRN5	2 STORY			720.00 S.F.	\$18,900	1
SHD1	SHED			240.00 S.F.	\$700	1
SHD1	SHED			48.00 S.F.	\$300	1
SHD1	SHED			96.00 S.F.	\$500	1
FN1	FENCE			672.00 S.F.	\$700	1

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2019	\$509,900	\$86,900	\$596,800	

Assessment				
Valuation Year	Improvements	Land	Total	
2019	\$509,900	\$86,900	\$596,800	

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200 foot Abutters List Report

Keene, NH
February 08, 2021

Subject Property:

Parcel Number: 207-002-000
CAMA Number: 207-002-000-000-000
Property Address: 424 OLD WALPOLE RD.

Mailing Address: MONADNOCK WALDORF SCHOOL INC
ATTN: ALICE S. MAHAR,
ADMINISTRATOR
98 SOUTH LINCOLN ST.
KEENE, NH 03431

Abutters:

Parcel Number: 207-001-000
CAMA Number: 207-001-000-000-000
Property Address: 00ff OLD WALPOLE RD.

Mailing Address: CROTEAU JOHN M. JR.
185 EASTSIDE RD.
HARRISVILLE, NH 03450-5628

Parcel Number: 207-003-000
CAMA Number: 207-003-000-000-000
Property Address: OLD WALPOLE RD.

Mailing Address: OWNER, IN NEXT TOWN
SURRY
SURRY, NH 03431

Parcel Number: 207-005-000
CAMA Number: 207-005-000-000-000
Property Address: 423 OLD WALPOLE RD.

Mailing Address: OATLEY KEVIN SHEA
74 VALLEY PARK DR.
SPOFFORD, NH 03462-4636

Parcel Number: 210-015-000
CAMA Number: 210-015-000-000-000
Property Address: 370 OLD WALPOLE RD.

Mailing Address: POWERS RICHARD D. & NANCY C.
LIVING TRUST
370 OLD WALPOLE RD.
KEENE, NH 03431

Parcel Number: 210-016-000
CAMA Number: 210-016-000-000-000
Property Address: 382 OLD WALPOLE RD.

Mailing Address: HAYES ELLEN J.
382 OLD WALPOLE RD.
KEENE, NH 03431

Parcel Number: 210-017-000
CAMA Number: 210-017-000-000-000
Property Address: 403 OLD WALPOLE RD.

Mailing Address: GREGOR MARY V.
PO BOX 266
KEENE, NH 03431

Parcel Number: 210-018-000
CAMA Number: 210-018-000-000-000
Property Address: 391 OLD WALPOLE RD.

Mailing Address: TIMBERLANE HOLDINGS LLC
391 OLD WALPOLE RD.
KEENE, NH 03431

Parcel Number: 210-019-000
CAMA Number: 210-019-000-000-000
Property Address: 389 OLD WALPOLE RD.

Mailing Address: MICHALOV, LAWRENCE MICHALOV,
NANCY J.
389 OLD WALPOLE RD.
KEENE, NH 03431

Parcel Number: 210-020-000
CAMA Number: 210-020-000-000-000
Property Address: 381 OLD WALPOLE RD.

Mailing Address: MCCOLLOCH WILLIAM E. WOODLAND
WENDY L.
381 OLD WALPOLE RD.
KEENE, NH 03431-4931

Parcel Number: 210-023-000
CAMA Number: 210-023-000-000-000
Property Address: 429 OLD WALPOLE RD.

Mailing Address: CASNA ROBERT T. CASNA BARBARA M.
429 OLD WALPOLE RD.
KEENE, NH 03431



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.

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114 JORDAN RD.
ZBA 21-07



Petitioner requests a Variance to allow a decrease of setback requirements from 50 ft. to 30 ft. for installation of solar panels per Section 102-791 of the Zoning Ordinance.



NOTICE OF HEARING

ZBA 21-07

A meeting of the Zoning Board of Adjustment will be held on Monday, March 1, 2021 at 6:30 PM to consider the petition of Edward J. Haas of 114 Jordan Rd., Keene, requests a Variance for property located at 114 Jordan Rd. 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 839 9261 2795.** To notify the public body of any access issues, call (603) 209-4697. 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 21-07: The Petitioner requests a Variance for property located at 114 Jordan Rd., Tax Map #232-015-000 that is in the Rural District. The Petitioner requests a Variance to allow a decrease of setback requirements from 50 ft. to 30 ft. for installation of solar panels 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.

Corinne Marcou, Zoning Clerk

Notice issuance date February 19, 2021

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 21-07</u>
Date Filed	<u>2/16/2021</u>
Received By	<u>CAA</u>
Page	<u>1</u> of <u>8</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) Edward J Haas Jr Phone: 973 632 1102
Address 114 Jordan Road
Name(s) of Owner(s) Edward & Charlene Haas
Address 114 Jordan Road
Location of Property 114 Jordan Road

SECTION II - LOT CHARACTERISTICS

Tax Map Parcel Number 232-015-000 Zoning District Rural
Lot Dimensions: Front 897 Rear 710 Side 567 Side 829
Lot Area: Acres 9.3 Square Feet 405,108
% of Lot Covered by Structures (buildings, garages, pools, decks, etc.): Existing 1% Proposed 1%
% of Impervious Coverage (structures plus driveways and/or parking areas, etc.): Existing 1% Proposed 1%
Present Use use code 101 single family
Proposed Use use code 101 single family

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.

Edward J Haas Jr Date Feb. 16, 2021
(Signature of Owner or Authorized Agent)

Please Print Name EDWARD J. HAAS, JR.

PROPERTY ADDRESS _____

APPLICATION FOR A VARIANCE

102-791

- A Variance is requested from Section (s) _____ of the Zoning Ordinance to permit: decrease of setback requirements from 50 ft. to 30 ft. for installation of solar panels

DESCRIBE BRIEFLY YOUR RESPONSE TO EACH VARIANCE CRITERIA:

1. Granting the variance would not be contrary to the public interest because:
The existing screen of shrubs and trees falls well within a 30 ft. distance from the property line and would be maintained and improved. Additionally, a lower panel arrangement will be possible, making them unseen from other properties, or from Jordan Road. .
2. If the variance were granted, the spirit of the ordinance would be observed because:
There will be no impact to adjacent properties of sight lines or shadow. The present perimeter of shrubs will be improved by removal of invasive species and substitution of suitable native screening plants. The open area of the 114 Jordan property will be maintained.
3. Granting the variance would do substantial justice because:
The area in question is now between a meadow field and perimeter vegetation and is unused. Granting the variance will allow us to maximize the meadow while still maintaining screening from adjacent properties, along with added distance from Jordan Rd.
4. If the variance were granted, the values of the surrounding properties would not be diminished because
We will improve the screening along the property line with native and attractive shrubbery, screening trees, and remove invasive vines and other unwanted plants. Of course, generation of local electrical power will reduce our demand on the grid, and our own small contribution to reduction in greenhouse impacts.

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:

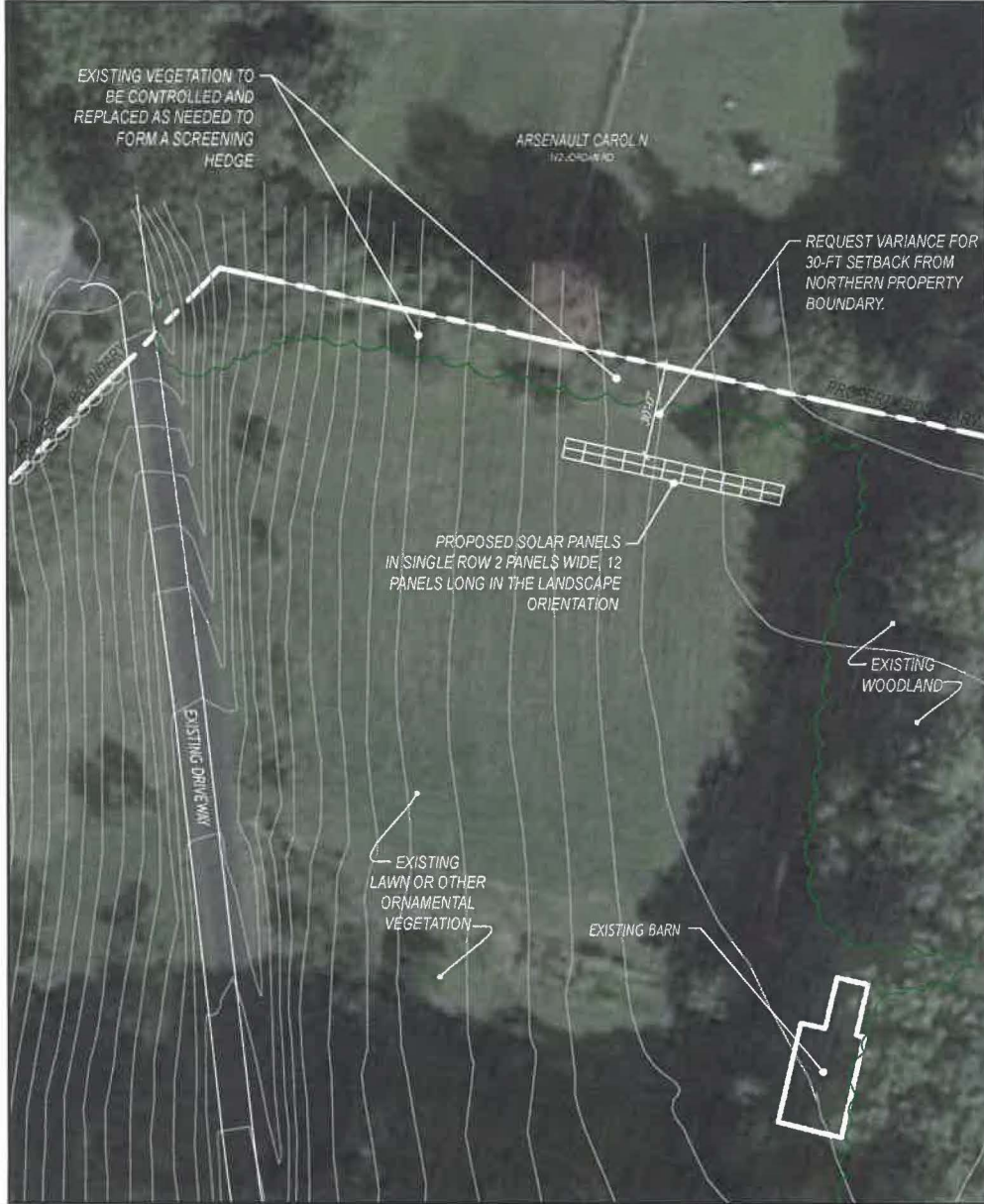
i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because: the area in question is already not readily visible from the general public areas and neighbors, and the lower profile of the panels will further render them unseen.

and

ii. The proposed use is a reasonable one because: the proposed area to be used is currently not part of the perimeter vegetation nor the meadow. It is distant from all structures and the public way. It does not create any change in the characteristics of the existing property. The location is flat, with excellent southern exposure; it is far from the public way; no other locations on the property would provide good solar exposure without significant height.

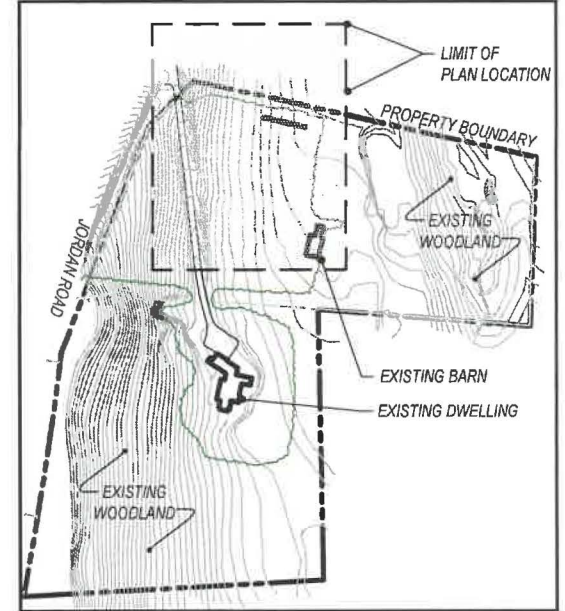
B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

if the variance is not granted, the area for the panels will extend into the existing meadow area, impacting existing vegetation. The panels may need to be several feet higher to receive the necessary solar radiation.



GENERAL NOTES:

- 1) UNLESS OTHERWISE NOTED, EXISTING CONDITIONS INFORMATION TAKEN FROM KEENE, NEW HAMPSHIRE GIS.
- 2) SOLAR PANEL ARRANGEMENT IS CONCEPTUAL. FINAL ARRANGEMENT T.B.D.
- 3) FINAL SOLAR ARRANGEMENT SHALL NOT EXCEED 8-FT IN HEIGHT DEPENDING ON FINAL GRADE.



VARIANCE PERMIT SUBMISSION
SOLAR PANEL LOCATION PLAN

LOCATION:
 114 JORDAN ROAD
 KEENE, NH, 034301

OWNER/APPLICANT:
EDWARD & CHARLENE HAAS

DATE: FEBRUARY 15, 2021

SCALE: AS NOTED

REF. NO. 0001





ZBA ABUTTERS LIST

114 Jordan Road

ADDRESS: _____

Owner Name	TMP NO.	Mailing Address
ARSENAULT, CAROL N.	232-014-000	142 Jordan Rd, Keene NH 03431
DEXTER, CLARK O.	232-007-000	137 Jordan Rd, Keene NH 03431
GREEN, STEPHEN M.	232-011-000	156 Jordan Rd, KEENE, NH 03431
LAVOIE, LAUREN	232-008-000	143 Jordan Rd, KEENE, NH 03431
MURCH, ALEXANDER NICHOLAS	232-005-000	99 Jordan Rd, KEENE, NH 03431
MURCH, ALEXANDER NICHOLAS	232-004-000	99 Jordan Rd, KEENE, NH 03431
PAJU, SHENNA M	232-006-000	111 Jordan Rd, KEENE, NH 03431
PUTNAM, THOMAS P. TRUST	232-016-000	PO Box 323, KEENE, NH 03431
PUTNAM, THOMAS P. TRUST	232-018-000	PO Box 323, KEENE, NH 03431
SPINDLER, HENRY C.	232-019-000	60 PEG SHOP RD. KEENE, NH 03431
CITY OF KEENE	551-005-000	3 Washington St., KEENE, NH 03431

Notarized Statement

I, the undersigned Edward J. Haas, Jr., swear that to the best of my knowledge, the above is an accurate and complete abutters list.

Edward J. Haas Jr.
Signature

STATE OF NEW HAMPSHIRE
CHESHIRE, SS

Subscribed and sworn before me this 16 day of February, 2021.

Laurie Capella
Notary Public/Justice of the Peace

LAURIE CAPELLA
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
March 27, 2024

My Commission Expires _____