



Zoning Board of Adjustment
Council Chambers, City Hall
May 1, 2023
6:30 pm

BOARD ACTIONS

- I. Minutes of the Previous Meeting: November 7, 2022 & April 3, 2023

Board Action: *Voted unanimously to approve the minutes for both the November 7, 2022, and April 3, 2023, meeting.*

- II. Unfinished Business: *None*

- III. Hearings:

Continued ZBA 23-03: Petitioner, Samson Associates, LLC, and represented by Jim Phippard, of Brickstone Land Use Consultants, LLC, requests a Variance for property located at 32 Optical Ave., Tax Map #113-006-000-000-000 and is in the Industrial Park District. The Petitioner requests to permit self-storage units on a lot in the Industrial Park District where self-storage units are not listed as a permitted use per Chapter 100, Article 6.3.5 of the Zoning Regulations.

Board Action: *Petitioner requested a continuance to the June meeting. Board voted unanimously to the request.*

Continued ZBA 23-04: Petitioner, Samson Associates, LLC, and represented by Jim Phippard, of Brickstone Land Use Consultants, LLC, requests a Variance for property located at 32 Optical Ave., Tax Map #113-006-000-000-000 and is in the Industrial Park District. The Petitioner requests to permit a vehicle fueling station on a lot in the Industrial District where vehicle fueling station is not a permitted use per Chapter 100, Article 6.3.5 of the Zoning Regulations.

Board Action: *Petitioner requested a continuance to the June meeting. Board voted unanimously to the request.*

Withdrawn ZBA 23-09: Petitioners, Jeffrey William Tighe-Conway and Matthew Conway and represented by Jim Phippard, of Brickstone Land Use Consultants, LLC, requests a Variance for property located at 8 Page St., Tax Map #553-018-000-000-000, is in the Medium Density District. The Petitioner requests a building with two dwelling units to have three parking spaces where four parking spaces (2 spaces per dwelling unit) are required per Chapter 100,

Article 9.2, Table 9-1, Minimum On-site Parking Requirements of the Zoning Regulations.

Board Action: *Petitioner requested to withdraw this petition without prejudice. Board voted unanimously to the request.*

Continued ZBA 23-11: Petitioner, Keene Meadow Solar Station, LLC, of Boston MA, represented by A. Eli Leino of Bernstein, Shur, Sawyer & Nelson of Manchester NH, requests a Variance for property located at 0 Gilsum Rd., Tax Map #214-001-000-000-000, is in the Rural District and is owned by D-L-C Spofford, LLC of Stuart, FL. The Petitioner requests to permit a 30 acre large scale ground mounted solar energy system where 20 acres is allowed per Chapter 100, Article 8.3.7.C.2.b of the Zoning Regulations.

Board Action: *This request was approved 3-1 according to the Findings of Fact and as further specified in the minutes of the meeting.*

Continued ZBA 23-12: Petitioner, Keene Meadow Solar Station, LLC, of Boston MA, represented by A. Eli Leino of Bernstein, Shur, Sawyer & Nelson of Manchester NH, requests a Variance for property located at 0 Old Gilsum Rd., Tax Map #213-006-000-000-000, is in the Rural District and is owned by Platts Lot, LLC of West Swanzey, NH. The Petitioner requests to permit a 135 acre large scale ground mounted solar energy system where 20 acres is allowed per Chapter 100, Article 8.3.7.C.2.b of the Zoning Regulations.

Board Action: *This request was approved 3-1 according to the Findings of Fact and as further specified in the minutes of the meeting.*

ZBA 23-14: Petitioner, Monadnock Affordable Housing Corp. of 831 Court St., Keene, represented by Stephen Bragdon of 82 Court St., requests a Variance for property located at 438 Washington St., Tax Map #531-054-000-000-000, is in the Low Density District and is owned by the Community College System of New Hampshire of 28 College Dr., Concord, NH. The Petitioner requests a Variance to allow buildings which cover more than 35% of the lot, impervious surfaces of more than 45% coverage, and less than 55% green/open space per Chapter 100, Article 3.3.3 of the Zoning Regulations.

Board Action: *This request was approved 5-0 according to the Findings of Fact and as further specified in the minutes of the meeting.*

Further questions can be directed to the Community Development Department at (603) 352-5440 or communitydevelopment@keenenh.gov