



**City of Keene Zoning Board of Adjustment**

**AGENDA**

**Tuesday, May 16, 2023**

**6:30 p.m. Parks & Rec Center, Room 22, 2<sup>nd</sup> fl**

- I. Introduction of Board Members:
- II. Minutes of the Previous Meeting:
- III. Unfinished Business:
- IV. Hearings:

**ZBA 23-15:** Petitioner, Jeremy Chartier of Resolve Ventures, LLC of 52 Nashua, St., Milford, NH, requests an extension for property located at 193 South Lincoln St., Tax Map #586-014-000-000-000, is in the Medium Density District. This property is owned by Daniel S. Chabott Sr. and Jennifer L. Chabott of 198 Old Wendell Rd., Northfield, MA that was damaged on May 24, 2022, by no means within the control of the owner. The Petitioner requests an extension to rebuild the nonconforming use per Chapter 100, Article 18.2.7 and 18.3.4 of the Zoning Regulations.

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

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# 193 S. LINCOLN ST. ZBA 23-15



Petitioner requests a n extension to rebuild the nonconforming use per Chapter 100, Article 18.2.7 and 18.3.4 of the Zoning Regulations.



# City of Keene

New Hampshire

## **NOTICE OF HEARING**

### **ZBA 23-15**

A meeting of the Zoning Board of Adjustment will be held on **Tuesday, May 16, 2023, at 6:30 PM** in Room 22, 2<sup>nd</sup> floor, 312 Washington St, Keene, New Hampshire to consider the following petition.

**ZBA 23-15:** Petitioner, Jeremy Chartier of Resolve Ventures, LLC of 52 Nashua, St., Milford, NH, requests an extension for property located at 193 South Lincoln St., Tax Map #586-014-000-000-000, is in the Medium Density District. This property is owned by Daniel S. Chabott Sr. and Jennifer L. Chabott of 198 Old Wendell Rd., Northfield, MA that was damaged on May 24, 2022, by no means within the control of the owner. The Petitioner requests an extension to rebuild the nonconforming use per Chapter 100, Article 18.2.7 and 18.3.4 of the Zoning Regulations.

This meeting is open to the public, and anyone wishing to speak on the proposal will be given an opportunity to be heard during the public hearing for this application. The application for this proposal is available for public review in the Community Development Department on the 4<sup>th</sup> floor of City Hall between the hours of 8:00 am and 4:30 pm or online at <https://keenenh.gov/zoning-board-adjustment>

A handwritten signature in black ink that reads "Corinne Marcou".

**Corinne Marcou, Zoning Clerk**  
**Notice issuance date May 5, 2023**

Resolve Ventures LLC is seeking the extension of the 1-year grace period for this property to maintain the ability to potentially build a 2-family home on this lot. The owners of the property have experienced family hardships that arose and hindered their ability to rebuild within the allotted 1-year time frame. Furthermore, the owners listed the lot as for sale by owner in hopes they could sell well before the time constraint to someone that would bring value to the community, but with the current market that has proven difficult for them. We appreciate your time and we look forward to the opportunity to continue to support the ever-increasing housing needs of the City of Keene.

Very Respectfully,

A handwritten signature in black ink, appearing to read 'J. Chartier', written in a cursive style.

Jeremy Chartier

Founder & CEO - Resolve Ventures LLC

52 Nashua St STE 33

Milford, NH 03055

**ATTESTATION**

We, Jennifer and Daniel Chabott, owners of 193 S Lincoln St in Keene NH, have entered into a purchase and sale agreement with Resolve Ventures LLC d.b.a. Tall Pine Properties, for the sale of said property. We grant Resolve Ventures LLC d.b.a Tall Pine Properties and/or their designee(s) the authority to work with the City of Keene NH and any other necessary stakeholders to attempt to extend the single/2-family construction grace period to May 24th 2024.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SELLER:**

*Jennifer L Chabott*      *Daniel S Chabott*  
\_\_\_\_\_

Print: \_\_\_\_\_

Date: \_\_\_\_\_



# 200 foot Abutters List Report

Keene, NH  
April 26, 2023

## Subject Property:

Parcel Number: 586-014-000  
CAMA Number: 586-014-000-000-000  
Property Address: 193 SOUTH LINCOLN ST.

Mailing Address: CHABOTT DANIEL S. SR. CHABOTT  
JENNIFER L.  
198 OLD WENDELL RD.  
NORTHFIELD, MA 01360-9673

## Abutters:

Parcel Number: 572-002-000  
CAMA Number: 572-002-000-000-000  
Property Address: 172 SOUTH LINCOLN ST.

Mailing Address: KELLY, JOELLEN 2020 REV TRUST  
172 SOUTH LINCOLN ST.  
KEENE, NH 03431

Parcel Number: 572-003-000  
CAMA Number: 572-003-000-000-000  
Property Address: 180 SOUTH LINCOLN ST.

Mailing Address: MACE NICHOLAS JAMES  
180 SOUTH LINCOLN ST.  
KEENE, NH 03431

Parcel Number: 572-004-000  
CAMA Number: 572-004-000-000-000  
Property Address: 190 SOUTH LINCOLN ST.

Mailing Address: COOPER AARON F.  
190 SOUTH LINCOLN ST.  
KEENE, NH 03431

Parcel Number: 573-007-000  
CAMA Number: 573-007-000-000-000  
Property Address: 185 SOUTH LINCOLN ST.

Mailing Address: DOODY MARY JANE  
185 SOUTH LINCOLN ST.  
KEENE, NH 03431

Parcel Number: 573-008-000  
CAMA Number: 573-008-000-000-000  
Property Address: 179 SOUTH LINCOLN ST.

Mailing Address: DEAVER ALICIA WURSCHMIDT DEAVER  
MCKINLEY WILSON JR.  
179 SOUTH LINCOLN ST.  
KEENE, NH 03431

Parcel Number: 573-009-000  
CAMA Number: 573-009-000-000-000  
Property Address: 171 SOUTH LINCOLN ST.

Mailing Address: PARODY DAVID S.  
171 SOUTH LINCOLN ST.  
KEENE, NH 03431

Parcel Number: 586-010-000  
CAMA Number: 586-010-000-000-000  
Property Address: 276 WATER ST.

Mailing Address: BERDINKA STANLEY F. BERDINKA  
RODNEY Z.  
276 WATER ST.  
KEENE, NH 03431

Parcel Number: 586-011-000  
CAMA Number: 586-011-000-000-000  
Property Address: 284 WATER ST.

Mailing Address: SPYKMAN GARY J. W. SPYKMAN  
SARAH L.  
284 WATER ST.  
KEENE, NH 03431

Parcel Number: 586-012-000  
CAMA Number: 586-012-000-000-000  
Property Address: 294 WATER ST.

Mailing Address: RAMSEY, DAVID W.  
294 WATER ST.  
KEENE, NH 03431

Parcel Number: 586-013-000  
CAMA Number: 586-013-000-000-000  
Property Address: 296-298 WATER ST.

Mailing Address: EASTMAN, FRANCIS W. EASTMAN ANN  
D.  
298 WATER ST.  
KEENE, NH 03431



www.cai-tech.com

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# 200 foot Abutters List Report

Keene, NH  
April 26, 2023

Parcel Number: 586-017-000 CAMA Number: 586-017-000-000-000 Property Address: 17 HANCOCK ST.	Mailing Address: BRECKENRIDGE ROBERT C. BRECKENRIDGE TRICIA E. 17 HANCOCK ST. KEENE, NH 03431
Parcel Number: 586-018-000 CAMA Number: 586-018-000-000-000 Property Address: 11 HANCOCK ST.	Mailing Address: ROBBINS DONNA SAVIDGE REV. TRUST  11 HANCOCK ST. KEENE, NH 03431-4226
Parcel Number: 586-019-000 CAMA Number: 586-019-000-000-000 Property Address: 297-299 WATER ST.	Mailing Address: GNADE DOREEN L. ESTATE OF AND HEIRS IF ANY 299 WATER ST. KEENE, NH 03431
Parcel Number: 586-020-000 CAMA Number: 586-020-000-000-000 Property Address: 4 FAIRFIELD CT.	Mailing Address: CARMEL GRETCHEN G. 4 FAIRFIELD CT. KEENE, NH 03431
Parcel Number: 586-021-000 CAMA Number: 586-021-000-000-000 Property Address: 10 FAIRFIELD CT.	Mailing Address: SIZOO JENNIFER MAPES 10 FAIRFIELD CT. KEENE, NH 03431
Parcel Number: 586-022-000 CAMA Number: 586-022-000-000-000 Property Address: 16 FAIRFIELD CT.	Mailing Address: HOUGHTON BRIAN I. 16 FAIRFIELD CT. KEENE, NH 03431
Parcel Number: 586-025-000 CAMA Number: 586-025-000-000-000 Property Address: 279 WATER ST.	Mailing Address: SPARKS, JARED A. 279 WATER ST. KEENE, NH 03431
Parcel Number: 587-001-000 CAMA Number: 587-001-000-000-000 Property Address: 196 SOUTH LINCOLN ST.	Mailing Address: WHITEHEAD JENNIFER J. 196 SOUTH LINCOLN ST. KEENE, NH 03431
Parcel Number: 587-002-000 CAMA Number: 587-002-000-000-000 Property Address: 324 WATER ST.	Mailing Address: BARTLETT LINDSAY R. BARTLETT DAN S. 324 WATER ST. KEENE, NH 03431
Parcel Number: 587-003-000 CAMA Number: 587-003-000-000-000 Property Address: 330-334 WATER ST.	Mailing Address: EDMUNDS STANLEY R. 480 SPOFFORD RD. WESTMORELAND, NH 03467-4310
Parcel Number: 587-053-000 CAMA Number: 587-053-000-000-000 Property Address: 327 WATER ST.	Mailing Address: SCHMIDL-GAGNE MARK SCHMIDL- GAGNE KIMBERLY A. 327 WATER ST. KEENE, NH 03431
Parcel Number: 587-054-000 CAMA Number: 587-054-000-000-000 Property Address: 319 WATER ST.	Mailing Address: WITTEN ELIOT WITTEN BETHANY 319 WATER ST. KEENE, NH 03431



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# 200 foot Abutters List Report

Keene, NH  
April 26, 2023

Parcel Number: 587-055-000  
CAMA Number: 587-055-000-000-000  
Property Address: 0 WATER ST.

Mailing Address: MONADNOCK AFFORDABLE HOUSING  
CORP  
831 COURT ST.  
KEENE, NH 03431

Parcel Number: 587-056-000  
CAMA Number: 587-056-000-000-000  
Property Address: 309 WATER ST.

Mailing Address: MONADNOCK AFFORDABLE HOUSING  
CORP  
831 COURT ST.  
KEENE, NH 03431

Parcel Number: 587-057-000  
CAMA Number: 587-057-000-000-000  
Property Address: 16 HANCOCK ST.

Mailing Address: RAINA, DOVE  
16 HANCOCK ST.  
KEENE, NH 03431



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