

City of Keene
New Hampshire

ZONING BOARD OF ADJUSTMENT
MEETING MINUTES

Monday, February 1, 2021

6:30 PM

Remote Meeting 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

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

1) Introduction of Board Members

Roll call was conducted.

2) Minutes of Previous Meeting – January 4, 2021

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

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

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

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

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

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

Line 1195 - "better understanding on" should read "better understanding of."

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

3) **Unfinished Business**

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

4) **Hearings**

- A. **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.**

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

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

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

5) **New Business**

- A. **Update Rules of Procedure – clarify abutter language**

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

6) **Communications and Miscellaneous**

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

8) **Adjournment**

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

Respectfully submitted by,
Britta Reida, Minute Taker
Edits submitted by,
Corinne Marcou, Zoning Clerk