

City of Keene
New Hampshire

ZONING BOARD OF ADJUSTMENT
MEETING MINUTES

Monday, August 4, 2025

6:30 PM

**Council Chambers,
City Hall**

Members Present:

Richard Clough, Chair
Tad Schrantz
Zach LeRoy, Alternate (Voting)

Staff Present:

Evan Clements, Planner, Deputy Zoning
Administrator

Members Not Present:

Edward Guyot, Vice Chair
Adam Burke

I) Introduction of Board Members

Chair Clough called the meeting to order at 6:30 PM and explained the procedures of the meeting. Roll call was conducted. Chair Clough stated that Mr. LeRoy is a voting member tonight.

II) Minutes of the Previous Meeting – July 7, 2025

Mr. Schrantz made a motion to approve the meeting minutes of July 7, 2025. Mr. LeRoy seconded the motion, which passed by unanimous vote.

III) Unfinished Business

Chair Clough asked if there was any unfinished business. Mr. Clements replied no.

IV) Hearings

- A) ZBA-2025-07: Petitioner, Kevin Borella, of Colonial Theater, requests a Variance, for property located at 95 Main St., Tax Map # 575-008-000-000 and is in the Downtown Core District. The Petitioner is requesting a Variance to permit an electronically activated changeable copy sign per Article 10.3 of the Zoning Regulations.**

Chair Clough asked to hear from staff. Mr. Clements stated that the applicant has requested a continuance for this application so they can have a five-member board present. Chair Clough asked if there was any discussion. Hearing none, he asked for a motion.

Mr. LeRoy made a motion to continue ZBA-2025-07 to the next meeting. Mr. Schrantz seconded the motion, which passed by unanimous vote.

B) ZBA-2025-08: Petitioner, Michael Pappas, of 147-151 Main Street, LLC, represented by Timothy Sampson, of Sampson Architects, requests an Extension, for property located at 147 Main St., Tax Map # 584-060-000-000 and is in the Downtown Core District. The Petitioner is requesting an extension for a Special Exception granted on August 7, 2023, per Article 26.6.9 of the Zoning Regulations.

Chair Clough introduced ZBA and asked to hear from staff.

Mr. Clements stated that the applicant has asked for a continuance so they can have a five-member board present.

Mr. Schrantz made a motion to continue ZBA-2025-08 to the next meeting, Tuesday, September 2, 2025. Mr. LeRoy seconded the motion, which passed by unanimous vote.

C) WITHDRAWN - ZBA-2025-09: Petitioner, Jared Goodell, of Emerald Development, LLC, requests an Expansion of a Non-Conforming Use, for property located at 160 Emerald St., Tax Map # 583-034-000-000 and is in the Downtown Growth District. The Petitioner is requesting an Expansion of a Non- Conforming Use to increase square footage for the current casino use within the existing Silk Mill building.

Chair Clough stated that ZBA-2025-09 is withdrawn. He asked if he needs to read it into the record regardless. Mr. Clements replied no, no further action is needed on this application.

V) New Business

Chair Clough asked if there was any new business. Mr. Clements replied no.

VI) Staff Updates

Chair Clough asked if there were any staff updates. Mr. Clements replied no.

VII) Communications and Miscellaneous

Chair Clough asked if anyone had anything else for tonight's meeting. (No).

VIII) Non-Public Session (if required)

IX) Adjournment

Chair Clough stated that he will see everyone at the September 2, 2025 meeting. He adjourned the meeting at 6:35 PM.

Respectfully submitted by,
Britta Reida, Minute Taker

Reviewed and edited by,
Corinne Marcou, Board Clerk