



Zoning Board of Adjustment  
Council Chambers, City Hall  
August 4, 2025  
6:30 pm

## BOARD ACTIONS

I. Minutes of the Previous Meeting: July 7, 2025

**Board Action:** *Voted unanimously to approve July 7, 2025 meeting minutes.*

II. Hearings:

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

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

**Board Action:** *This request was approved 3-0 according to the Findings of Fact and as further specified in the minutes of the meeting.*

**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.

**Board Action:** *This request was approved 3-0 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](mailto:communitydevelopment@keenenh.gov)