

City of Keene
New Hampshire

ZONING BOARD OF ADJUSTMENT
MEETING MINUTES

Monday, April 2, 2018

6:30 PM

**2nd Floor Committee Room,
City Hall**

Members Present:

Nathaniel Stout, Chair
Josh Gorman, Vice Chair
Michael Welsh
Sean Wallin
Jeffrey Stevens, Alternate
John Rab, Alternate

Staff Present:

Gary Schneider, Plans Examiner
John Rogers, Zoning Administrator
Thomas Mullins, City Attorney

Members Not Present:

Louise Zerba

I. Introduction of Board Members

Chair Stout called the meeting to order at 6:33 PM and introduced the Board members.

II. Minutes of the Previous Meeting

Chair Stout noted a correction on page 3, bottom paragraph, “Mr. Petrovick said it is important to note...”

In the same sentence it should state “...but provides the required ceiling interior height clearance...”

Chair Stout noted a correction on page 6, middle of the page, “He noted that the proposed building was personally a better looking building than what was currently at the site.” To “He noted that he felt personally that the proposed building was better looking...”

Chair Stout stated the last sentence in third paragraph, “...the applicant could proceed with ZBA 18-04 which would be a little less of a Variance.” to “...the applicant could proceed with ZBA 18-04 which would be a less non-conforming Variance.”

Chair Stout noted that since there is a six member Board this evening that Mr. Rab will fill in as the fifth voting member. Mr. Welsh made a motion to approve the minutes of March 5, 2018 as amended, which was seconded by Mr. Stevens and carried unanimously.

III. Hearings:

Continued ZBA 18-05:/ Petitioner, Michael Petrovick of Catlin & Petrovick Architects, PC of 51 Railroad Street, Keene, requests a Variance for property located at 809 Court Street, Keene, Tax Map Parcel # 188-01-001, which is in the Commerce District and owned by Hillsborough Capital, LLC of 63 Emerald Street, Suite 167, Keene. The Petitioner requests a Variance to permit the reduced number of parking spaces from the required 57 spaces to 50 parking spaces per Section 102-793 of the Zoning Ordinance.

Chair Stout stated that there was a letter submitted to the Board, with Mr. Gorman who read:

Mr. Stout:

At the March 5, 2018 Zoning Board meeting the above case for Hillsborough Capital, LLC (Summit Athletic Center) requesting to reduce the number of required parking spaces was continued to April 2, 2018 in order for the Owner to complete the City of Keene Planning Board approval process for the project. This request was to provide spaces for the Planning Board process to be completed which will determine the number of parking spaces available on the site.

At the March 26, 2018 Planning Board meeting the case was continued to address several concerns raised by abutters at the meeting. We are working with the abutters and planning staff to resolve the issues prior to the April 23, 2018 meeting of the Planning Board.

We are requesting the pending ZBA case be continued to the May 7, 2018 Zoning Board meeting.

We appreciate the consideration of the Zoning Board of our request.

*Sincerely,
Catlin & Petrovic Architects, PC
Michael J. Petrovick, AIA*

A motion was made to continue the petition of ZBA 18-05 to the May 7, 2018 meeting. Mr. Welsh made the motion to continue the petition of ZBA 18-05 to the May 7, 2018 meeting with Mr. Gorman seconded.

Chair Stout recognized a member of the audience who was present to witness a Board meeting. Chair Stout recommended they return for the May meeting to be present for a full meeting and wished them well in their endeavors.

IV. **New Business**
None

V. Adjournment

A motion was made by Mr. Gorman to adjourn the meeting, which was seconded by Mr. Stevens and carried unanimously. Hearing no further business, Chair Stout adjourned the meeting at 6:42.

Respectfully submitted by
Corinne Marcou, Zoning Board Clerk