

City of Keene  
New Hampshire

ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES

**Monday, October 5, 2015**                      **6:30 PM**                      **City Hall, Second Floor Committee Room**

**Board Members Present**

Louise Zerba, Chair  
Jeff Stevens, Co-Chair  
Nathaniel Stout  
Joseph Hoppock  
David Curran

**Staff Present**

Gary Schneider, Plans Examiner

**Board Members not present**

**Others Present**

**I.        Introduction of Board Members**

Chair Zerba called the meeting to order at 6:30 PM and introduced the Board members.

**II.       Minutes of the Previous Meeting: September 28, 2015**

Chair Zerba stated that the minutes have not been prepared because the prior meeting was one week ago.

**III.      Unfinished business**

None at this time.

**IV.      Hearings:**

**ZBA 15-10/:** Motion for Rehearing – Variance Application denial – George P. Achille, Jr., 80 Martell Court.

Chair Zerba stated that this is not a public hearing. She continued, stating that she spoke with City Attorney Tom Mullins about the Board’s limited descriptions of each variance. Chair Zerba stated that the Board did not state their reasons for denial of each variance for ZBA 15-10. She continued, stating that the Board should keep this in mind in order to keep a detailed record.

Mr. Hoppock stated that granting a motion for rehearing depends upon good reasoning. He continued, stating that if this is determined, the petition would start from scratch. Mr. Hoppock stated he was originally in favor of the petition but does not believe there is good reason for a rehearing. Chair Zerba stated that based upon Attorney Mullin's comments and the previous minutes limited information; she is in support of a Motion for Rehearing so the Board can state their reasoning. Mr. Stout stated he is opposed to the rehearing.

A motion was made by Mr. Hoppock that the Zoning Board of Adjustment deny ZBA 15-10. Mr. Stout seconded the motion.

Chair Zerba stated that she is opposed to this motion and explained that the Board needed to be more explicit when going through the criteria.

Mr. Stevens, Mr. Hoppock and Mr. Stout stated that they were in not in favor of granting a rehearing for ZBA 15-10.

Mr. Stout stated that the sign code was adopted recently and the concept that this proposal would supersede the adoption was discussed at length. He continued, stating that prohibition of changable signs was discussed at City Council and the intention of the ordinance was clear. Mr. Stout stated that he is opposed to a Rehearing.

Mr. Stevens stated that there was not a lot of discussion on particular variances but they were not the impeding factor for voting. He continued, stating that although it is not evident in the minutes, the Board discussed the sign code at length. Mr. Stevens stated that there was no other reasoning for the sign beyond the petitioner wanting it.

Mr. Curran stated that he is in favor of a Rehearing.

On a vote of 3-2, the Zoning Board of Adjustment denied **ZBA 15-10**. Mr. Curran and Chair Zerba voted in opposition.

**V. Non Public Session (if required)**

**VI. New Business**

**VII. Adjournment**

Chair Zerba adjourned the meeting at 6:40 PM.

Respectfully submitted by:

Lana C. Bluege, Minute-taker  
October 5, 2015