



Zoning Board of Adjustment
Council Chambers, City Hall
April 1, 2024
6:30 pm

BOARD ACTIONS

I. Minutes of the Previous Meeting: March 4, 2024

Board Action: *Voted unanimously to approve March 4, 2024 meeting minutes.*

II. Unfinished Business: *Voted unanimously to adopt updated Rules & Procedures and application fee schedule.*

III. Hearings:

Continued ZBA-2024-02: Petitioner, Thomas Hanna of BCM Environmental and Land Law, PLLC, Keene, requests a Variance for property located at 19 Grove St., Tax Map #585-055-000, is in the Residential Preservation District, and is owned by 1925 Grove Street, LLC, 295 Seaver Rd., Harrisville. The Petitioner requests a Variance to permit the conversion of a legally non-conforming office use to a third apartment unit in the Residential Preservation District per Article 3.2.5 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-2024-03: Petitioner, Ryan Coyne of Sandri Realty, LLC of 400 Chapman St., Greenfield, MA, requests a Variance for property located at 345 Winchester St., Tax Map #111-027-000, is in the Commerce District, and owned by Sandri Realty, LLC, of 400 Chapman St., Greenfield, MA. The Petitioner requests a Variance to permit the conversion of analog pricing signs to digital, electronically activated changeable copy sign per Article 10.3., Table 10-2 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-2024-04: Petitioner, ReVision Energy, Inc., of 7A Commercial Dr.,

Brentwood, requests a Variance for property located at 521 Park Ave., Tax Map #227-027-000, is in the Conservation District and is owned by the City of Keene. The Petitioner requests a Variance to permit the installation of a large scale solar energy system on undeveloped land in the Conservation District per Article 7.3.5 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-2024-05: Petitioner, ReVision Energy, Inc., of 7A Commercial Dr., Brentwood, requests a Variance for property located at 521 Park Ave., Tax Map #227-027-000, is in the Conservation District and is owned by the City of Keene. The Petitioner requests a Variance to permit the installation of a large scale solar energy system within the 50 ft setback required in the Conservation District and for large scale solar energy systems in the Solar Energy System Ordinance per Article 7.3.5 & 16.2.3 of the Zoning Regulations.

Board Action: *This request was approved 5-0 with one condition: the west side setback be encroached by no more than 25 feet from the edge of the solar panel and by no more than 20 feet to the north side setback 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