



ZONING BOARD OF ADJUSTMENT
City Hall Council Chambers
September 6, 2022
6:30 PM

A. INTRODUCTION OF BOARD MEMBERS

B. MINUTES OF THE PREVIOUS MEETING - August 15, 2022

C. UNFINISHED BUSINESS

1. House Bill 1661: Notice of Decision outlining the Findings of Fact

HEARINGS:

- **Continued ZBA 22-13:** Petitioners, Brian & Amalia Harmon, requests a Variance for property located at 27-29 Center St., Tax Map #568-016-000-000-000 that is in the Downtown Transition District. The Petitioners requests a Variance to permit a multi-family dwelling with three units on a lot with 3,049 sq. ft. where 18,800 sq. ft. is required, per Chapter 100, Article 4.6.1 of the Zoning Regulations.
- **ZBA 22-14:** Petitioner, The Home for Little Wanderers of 10 Guest St., Boston, MA, represented by BCM Environmental & Land Law, PLLC of 41 School St., Keene, requests a Variance for property located at 39 Summer St., Tax Map #568- 037-000-000-000 that is in the Downtown Transition District and owned by William K. Schofield, 27 Dublin Rd., Jaffrey, NH. The Petitioner requests a Variance to permit a large group home for youth where a large group home is not a permitted use per Chapter 100, Table 4-1 and Table 8-1 of the Zoning Regulations.
- **ZBA 22-15:** Petitioner, 310 Marlboro St., LLC, requests a Variance for property located at 310 Marlboro St., Tax Map #595-001-000-000-000 that is in the Business Growth & Reuse District. The Petitioner requests a Variance to permit five total stories above grade where three stories above grade are permitted per Chapter 100, Article 5.4.4 of the Zoning Regulations.

- **ZBA 22-16:** Petitioner, 310 Marlboro St., LLC, requests a Special Exception for property located at 310 Marlboro St., Tax Map #595-001-000-000-000 that is in the Business Growth & Reuse District. The Petitioner requests a Special Exception from Chapter 100, Article 9.2.7.C.2.a & b. of the Zoning Regulations, Major Parking Reduction Request.

D. NEW BUSINESS:

E. COMMUNICATIONS AND MISCELLANEOUS:

F. NON PUBLIC SESSION: (if required)

G. ADJOURNMENT