



ZONING BOARD OF ADJUSTMENT
City Hall Council Chambers
August 7, 2023
6:30 PM

A. INTRODUCTION OF BOARD MEMBERS

B. MINUTES OF THE PREVIOUS MEETING: July 3, 2023

C. UNFINISHED BUSINESS

HEARINGS:

- **Continued ZBA 23-16:** Petitioner, 147-151 Main Street, LLC and represented by Jim Phippard, of Brickstone Land Use Consultants, LLC, requests a Special Exception for property located at 147 Main St., Tax Map #584-060-000-and is in the Downtown Core District. The Petitioner requests to permit a drive-through use in the Downtown Core District at this property, per Chapter 100, Article 8.4.2.C.2 of the Zoning Regulations.
- **ZBA 23-19:** Petitioner, Aaron Wiswell of West St. AJ's, LLC, Berwick, ME, and represented by Jim Phippard, of Brickstone Land Use Consultants, LLC, requests a Variance for property located at 348 West St., Tax Map #577-025-000-and is in the Commerce District. The Petitioner requests to permit a side pavement setback of 1.5 feet where eight feet is required per Chapter 100, Article 9.4.2, Table 9-2 of the Zoning Regulations.
- **ZBA 23-20:** Petitioner, Aaron Wiswell of A & B, LLC, Berwick, ME, and represented by Jim Phippard, of Brickstone Land Use Consultants, LLC, requests a Variance for properties located at 364 West St. and 12 Pearl St., Tax Map #577-026-000 & 577-027-000 and is in the Commerce District. The Petitioner requests to permit a side pavement setback of two feet where eight feet is required per Chapter 100, Article 9.4.2, Table 9-2 of the Zoning Regulations.
- **ZBA 23-21:** Petitioner, Christine Salema of SS Baker's Realty Co., Inc., Keene requests a Variance for property located at 428 Main St., Tax Map #112-004-000 and is in the Low Density District. The Petitioner requests a

personal service establishment where it is not currently a permitted use per Chapter 100, Article 3.3.5 of the Zoning Regulations.

- **ZBA 23-22:** Petitioner, Casey Cota of Cota & Cota, Inc. of Bellows Falls, VT, requests a Special Exception for property located at 455 Winchester St., Tax Map #115-025-000, is owned by Donald E. Barnes and is in the Industrial District. The Petitioner requests to permit an office use in the Industrial District at this property, per Chapter 100, Table 8-1, Permitted Principal Uses, of the Zoning Regulations.

D. NEW BUSINESS: Rules of Procedure

E. COMMUNICATIONS AND MISCELLANEOUS:

F. NON PUBLIC SESSION: (if required)

G. ADJOURNMENT