



ZONING BOARD OF ADJUSTMENT
City Hall Council Chambers
April 1, 2024
6:30 PM

A. INTRODUCTION OF BOARD MEMBERS

B. MINUTES OF THE PREVIOUS MEETING - March 4, 2024

C. UNFINISHED BUSINESS

1. Rules of Procedure Updates
2. Fee Schedule Proposal

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.
- **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.
- **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.

- **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.
- **ZBA-2024-06:** Petitioner, Ariane Ice, of Ice Legal, 6586 Hypoluxo Rd, Suite 350, Lake Worth, FL, requests a Variance for property located at 21 Route 9, Tax Map #218-008-000, is in the Rural District and is owned by G2 Holdings, 25 North St., Jaffrey. The Petitioner requests a Variance to permit a mix of commercial and residential uses on a single 24.38 acre tract per Article 8.1.3 of the Zoning Regulations.
- **ZBA-2024-07:** Petitioner, Ariane Ice, of Ice Legal, 6586 Hypoluxo Rd, Suite 350, Lake Worth, FL, requests a Variance for property located at 21 Route 9, Tax Map #218-008-000, is in the Rural District and is owned by G2 Holdings, 25 North St., Jaffrey. The Petitioner requests a Variance to permit the renovation of an existing structure to be a three family residence per Article 3.1.5 of the Zoning Regulations.
- **ZBA-2024-08:** Petitioner, Ariane Ice, of Ice Legal, 6586 Hypoluxo Rd, Suite 350, Lake Worth, FL, requests a Variance for property located at 21 Route 9, Tax Map #218-008-000, is in the Rural District and is owned by G2 Holdings, 25 North St., Jaffrey. The Petitioner requests a Variance to permit a commercial and accessory use of a truck scale and scale house per Article 3.1.5 of the Zoning Regulations.
- **ZBA-2024-09:** Petitioner, Ariane Ice, of Ice Legal, 6586 Hypoluxo Rd, Suite 350, Lake Worth, FL, requests a Variance for property located at 21 Route 9, Tax Map #218-008-000, is in the Rural District and is owned by G2 Holdings, 25 North St., Jaffrey. The Petitioner requests a Variance to permit the renovation of an existing structure to be an agricultural retail store per Article 3.1.5 of the Zoning Regulations.
- **ZBA-2024-10:** Petitioner, Ariane Ice, of Ice Legal, 6586 Hypoluxo Rd, Suite 350, Lake Worth, FL, requests a Variance for property located at 21 Route 9, Tax Map #218-008-000, is in the Rural District and is owned by G2 Holdings, 25 North St., Jaffrey. The Petitioner requests a Variance to permit the use of accessory storage structures in the 50 ft. setback as measured from an abutting parcel owned by the Applicant per Article 3.1.2 & 8.4.1.C of the Zoning Regulations.

D. NEW BUSINESS:

E. COMMUNICATIONS AND MISCELLANEOUS:

F. NON PUBLIC SESSION: (if required)

G. ADJOURNMENT