



ZONING BOARD OF ADJUSTMENT
City Hall Council Chambers
August 5, 2024
6:30 PM

- A. INTRODUCTION OF BOARD MEMBERS
- B. MINUTES OF THE PREVIOUS MEETING - June 3, 2024
- C. UNFINISHED BUSINESS

HEARINGS:

- **ZBA-2024-17:** Petitioner, Gina DeSantis, Executive Director at Stonewall Farms, requests a variance for property located at 243 Chesterfield Rd., Tax Map #237-027-000 and is in the Agricultural District. The Petitioner requests a variance for two additional apartments converted from an existing office on 36 acres where 40 acres are required per Article 7.2.2 and to permit four total apartments where only two are allowed per Article 7.2.5 of the Zoning Regulations.
- **ZBA-2024-18:** Petitioner, Robert Parisi of RK Parisi Enterprises, Inc., Keene, requests a variance for properties located at 78 Railroad St. and 17 93rd. St., Tax Map #574-011-000 and 574-012-000. These properties are in the Downtown Core District and are owned by Monadnock Community Service Centers, Inc. The Petitioner requests a variance to permit residential use on the ground floor per Article 8.3.1.C.2.b of the Zoning Regulations.
- **ZBA-2024-19:** Petitioner, Timothy Sampson, of Sampson Architects, PLLC, requests a variance for property located at 143 Main St., Tax Map #584-061-000. This property is in the Downtown Core District and is owned by 143 Main St., LLC, of West Swanzey. The Petitioner requests a variance to permit a two family/duplex where not permitted per Table 4-1 of the Zoning Regulations.
- **ZBA-2024-21:** Petitioner, George Hansel of Tailfeather Strategies, requests a variance for property located at 57 Marlboro St., Tax Map #590-093-000. This property is in the Downtown Edge District and is owned by Jarod Goodell. The Petitioner requests a variance to permit

new construction outside of the 0-20 foot build to zone that is required in the Downtown Edge District per Article 4.4.1.C of the Zoning Regulations.

- **ZBA-2024-22:** Petitioner, George Hansel of Tailfeather Strategies, requests a variance for property located at 57 Marlboro St., Tax Map #590-093-000. This property is in the Downtown Edge District and is owned by Jarod Goodell. The Petitioner requests a variance to permit new construction within 20 feet of the minimum interior side setback that is required when a parcel in the Downtown Edge District abuts a parcel in the Downtown Transition District per Article 4.4.1.E of the Zoning Regulations.
- **ZBA-2024-23:** Petitioner, George Hansel of Tailfeather Strategies, requests a special exception for property located at 57 Marlboro St., Tax Map #590-093-000. This property is in the Downtown Edge District and is owned by Jarod Goodell. The Petitioner requests a special exception to permit the major parking reduction per Article 9.2.7.C of the Zoning Regulations.

D. NEW BUSINESS:

E. COMMUNICATIONS AND MISCELLANEOUS:

F. NON PUBLIC SESSION: (if required)

G. ADJOURNMENT