



City of Keene  
*New Hampshire*

**MUNICIPAL SERVICES,  
FACILITIES AND INFRASTRUCTURE  
COMMITTEE  
AGENDA  
Council Chambers B  
October 9, 2019  
6:00 PM**

Janis O. Manwaring  
Randy L. Filiault  
Stephen L. Hooper  
Gary P. Lamoureux  
Robert B. Sutherland

- 
1. Councilors Bosley & Richards – Comprehensive Review of Neighborhood Speed Limits
  2. Authorization to Grant a Utility Easement - Public Works Department
  3. Katie Schwerin - Public Art Proposal

**MORE TIME ITEMS:**

- A. Ashuelot Court Homeowners – Request to Partner in the Installation of Water and Sewer Lines on Ashuelot Court, a Designated Private Road

Non Public Session  
Adjournment



City of Keene, N.H.  
*Transmittal Form*

September 25, 2019

**TO:** Mayor and Keene City Council

**FROM:** Municipal Services, Facilities and Infrastructure Committee

**ITEM:** 1.

**SUBJECT:** Councilors Bosley & Richards – Comprehensive Review of Neighborhood Speed Limits

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**COUNCIL ACTION:**

In City Council October 3, 2019.

More time granted.

**RECOMMENDATION:**

The consensus of the committee was to place this item on more time.

**ATTACHMENTS:**

Description

Communication\_Bosley\_Richards

**BACKGROUND:**

Chair Manwaring noted that the Councilor's could not be present, so this matter would be heard at the October 9, 2019 MSFI meeting.

The consensus of the committee was to place this item on more time.

# KATE MICHELLE BOSLEY

111 Gunn Rd • Keene, NH 03431 • Phone (603) 493-4586  
Email: [katebosley603@gmail.com](mailto:katebosley603@gmail.com) \* [www.hendersonbosley.com](http://www.hendersonbosley.com)

September 11, 2019

Dear Mayor and City Council,

I am writing this letter to address concerns that have been brought to me about the speeds at which cars are traveling in our neighborhoods. We have heard testimony at the MSFI committee recently about the significant dangers that occur when speed limit signs are ignored.

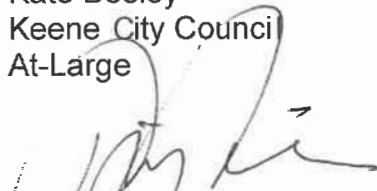
I would suggest a review of all of our neighborhood's speeds in the City of Keene paying close attention to high and medium density zones. These zones contain children in multi-family apartment dwellings who may not have access to yards to play and have to use city streets to access parks or community centers.

It is important to me that we look at this as a holistic approach to protect all of the children of our community and not just neighborhoods on a complaint driven basis.

Thank you for your time and consideration in this matter.



Kate Bosley  
Keene City Council  
At-Large



Dave Richards  
Keene City Council  
Ward 3

In City Council September 19, 2019.  
Referred to the Municipal Services,  
Facilities, and Infrastructure Committee.



City Clerk



City of Keene, N.H.  
*Transmittal Form*

October 3, 2019

**TO:** Municipal Services, Facilities and Infrastructure Committee

**FROM:** Donald R. Lussier, P.E., City Engineer

**THROUGH:** Elizabeth A. Dragon, City Manager

**ITEM:** 2.

**SUBJECT:** Authorization to Grant a Utility Easement - Public Works Department

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**RECOMMENDATION:**

Move that the Municipal Services, Facilities and Infrastructure Committee recommend that the City Manager be authorized to do all things necessary to negotiate and execute an amendment to the existing easement with CST Housing Associates Limited Partnership to allow for conduit and appurtenant equipment between the transformer and the Central Square Terrace building across the City of Keene parcel that contains the City Hall Parking Structure.

**BACKGROUND:**

Keene Housing is currently undertaking a major renovation of property at #5 Central Square, Central Square Terrace. This property is under the ownership of CST Housing Associates Limited Partnership ("CST"). Part of the project includes replacing existing electrical lines between their building and the transformer that serves it. Questions arose about the location of the property lines, easements for the existing equipment etc. The relevant history of the property in question is as follows:

1. On Dec. 30, 1982, 2 deeds were recorded concurrently
  - City gave Central Square Housing Associates "CSHA" (predecessor to Keene Housing/CST) a strip of land between the "Bank Block" and the "Aubuchon Block" in what is now the breezeway to Roxbury Street. The City retained rights to pedestrian access and to maintain utilities.
  - CSHA gave the City a block of land on the north side of their building (now occupied by the City Hall Parking Structure). CSHA reserved right to pedestrian and vehicle access and to install and maintain utilities.
2. On January 27, 1983, CSHA gave the City a narrow strip of land in the northwest corner of their parcel. That strip included a small portion of the of the land the City had given them a month earlier. This deed included no reservations of any kind.
3. On April 11, 1984, the City granted CSHA an easement to install a transformer. The easement was defined by the four corners of the then-existing concrete pad. This is the same transformer pad that is there today. The easement language is silent as to conduit servicing the transformer.

The net result of all these transactions is that Keene Housing/CST has a right to have their transformer where it

is, but no legal right to access it or to run conduits into it.

There is approximately 3.6' between the transformer easement and Keene Housing/CST property to the south. There is approximately 2.8' between the easement and Keene Housing/CST reserved rights to lay and maintain utilities to east.

To remedy this issue, staff recommends that Keene Housing/CST be granted an amendment to the current transformer easement (recorded April 1984). Specifically that the easement be amended to include conduit and appurtenant equipment between the transformer and the building.



*Transmittal Form*

October 1, 2019

**TO:** Mayor and Keene City Council

**FROM:** Katie Schwerin

**THROUGH:** Patricia A. Little, City Clerk

**ITEM:** 3.

**SUBJECT:** Katie Schwerin - Public Art Proposal

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**COUNCIL ACTION:**

In City Council October 3, 2019.

Referred to the Municipal Services, Facilities and Infrastructure Committee.

**ATTACHMENTS:**

Description

Communication\_Schwerin

**BACKGROUND:**

Katie Schwerin is submitting a public art proposal for two sculptures that will be incorporated into the Mount Monadnock Labyrinth.

Sept. 19, 2019

To Keene City Council

This application is regarding two sculptures that were in my initial proposal for the Mt. Monadnock Labyrinth site a year ago, but because they were not fully designed at the time, only the labyrinth was granted approval. One is by Adam Schepker, a local artist that designed the bicycle bench located in the green belt behind the coop in Keene. The second sculpture is by NY artist, Martina Muller. Both artist began their process of designing sculpture for this site at the same time I was designing the labyrinth.

I would like to note an addition I made to question one. I expanded the question by adding, "Include documented support from local artists or art organizations for this project." I did this because I thought the project should have support from the art community as a project with artistic merit.

Thank you for considering these two sculptures for this site.

Sincerely,



Katie Schwerin

Schwerin@badgerholm.com

603-357-4710

In City Council October 3, 2019.  
Referred to the Municipal Services,  
Facilities and Infrastructure Committee.



**City Clerk**

## City of Keene - Public Art Proposal

1. Name of artist, partners or organizations. Include documented support from local artists or art organizations for this project.

*Sculpture 1. Martina Muller, sculptor (Image of the sculpture is in the addendum)*

*Sculpture 2. Adam Schepker, sculptor (Image of the sculpture is in the addendum)*

*There are two sculptures in this proposal. Both were proposed when the Mt. Monadnock Labyrinth was brought before the city, Fall 2018. However, the sculptures were not fully developed at the time so I was asked to come back when they were. Both sculptures are supported by Friends of Public, Machina Arts and by Katie Schwerin, local artist for Keene's Mt. Monadnock Labyrinth.*

*In addition, an ad hoc advisory committee was established to validate the merit of these pieces for this site and to help choose locations. The advisory committee was Taryn Fisher, gallery owner, Craig Stockwell, local artist and teacher and Erika Radish, local artist. (Below in the addendum are commentary from the committee members documenting their support of the project)*

2. Demonstration of the experience of the artist(s) and/or organization in the production of the type of artwork and the provision of documents that demonstrate the artist(s) and/or organization is recognized by critics and by his or her peers as one who produces works of art.

*Sculpture 1: Martina Muller has created large scale stainless steel sculptures that have been exhibited at "Sculpture Now" at the Mount in Lenox, MA as well as "Flying Horse Sculpture Show" in Hamilton, MA and Diana Felber Gallery in West Stockbridge, MA. Martina is a member of the New England Sculptor's Association and showing this summer at the Eustis Estate south of Boston. She has worked as an artist for over four decades and her work can be seen on her website [www.martinaangelamuller.com](http://www.martinaangelamuller.com)*

*Sculpture 2: Adam Schepker considers himself a sculptor first and foremost. But, for his day job, he works in the wood shop making looms at Harrisville Design. "PLAY", this word is at the heart of what I strive to portray or encourage with my work/sculptures. I make large participatory sculptures out of either; wood, stone, or metal. I try to make sculptures that bring a joyful sense of play to everyone focusing more on adults. I feel adults lose their childhood sense of fun and joy due to their focus on adult responsibilities, and some strange code of conduct that many adults feel tied to". Adam has created public arts pieces over the last few*



*years, most notable is a bench made from bicycle parts that is displayed in the green corridor behind the Monadnock Coop in Keene. Adam is also a lead organizer and instructor for the summer arts program, Immersion in the Arts.*

3. Identify whether it will be a temporary or permanent display.

*This will be a permanent display.*

4. Identify the location.

*The sculptures will be located at the Keene Airport, on the right as you drive to the airport. There is a pull off area with some picnic tables across from a large open field where the Mt. Monadnock Labyrinth is located. The sculptures would be on the ridge above and to the sides of the Labyrinth. One will be on the right side and one on the left side.*

5. A description of the public art includes but is not be limited to: size, expected amount of space to be required, materials to be used, theme or context. If temporary, length of time of the display, drawings, design documents, etc.

*Sculpture 1: The Muller sculpture will be approximately 4' tall, 5' wide and 1' deep and be mounted on a cement block, so the final size with mounted will be approx. 6' tall. The sculpture itself will be cast in solid aluminum and hand patinated with in a bronze finish.*

*Sculpture 2: The sculpture is made of 19, 10" circular discs from the airport scrap metal pile, linked together and forming a hexagonal form. This form is held together by a steel frame. The sculpture will be mounted using bolts on a 4'x6' cement slab. The size is about 7.5'H x 5'W x 3' deep*

6. Are utility hookups needed?

*No.*

7. How is the project being funded?

*Katie Schwerin will be working with a local funding source to fund these two sculptures.*

8. Expected general maintenance requirements.

*No maintenance required.*

9. If temporary, how will the public art be removed and the space restored?

*Not temporary.*

10. Assurance the art does not infringe upon the any copyright and agrees to hold the City harmless for any copyright infringement.

*These are original piece of art/sculpture*

11. Comply with all City and State permitting.

*Yes.*

12. Is the project technically feasible to produce and display?

*Yes*

#### Plan for production

*Sculpture 1: The Muller sculpture model is finished. A 3D file for enlargement was generated early in the summer and in August an enlargement has been created that will be cast using the sand-casting method. The actual sculpture will be cast this fall, painted in the bronze patina finish, and will be ready for transport to Keene and installed as soon as funding and approvals are set.*

*Sculpture 2: The Schepker sculpture is completed and ready to be mounted.*

#### Time line

*As soon as the city approves the project, we hope to complete the installation. Depending on weather this will be fall 2019 or spring 2020.*

13. Will the project be accessible to the public for viewing and enjoying?

*Yes. The location is already a place the public goes with picnic tables and a parking area easily accessible.*

14. Does the project reflect aspects of the City's history, culture, or Comprehensive Master Plan?

*The sculptures enhance an area at the airport for visitors to Keene and for local residents who frequent the area.*

15. Is the project designed for the proposed site and is commensurate in scale with its surroundings? *Yes, it was designed specifically with this site in mind.*

#### **Description of Inspiration for Sculpture and Creative Process**

*Sculpture 1: "This sculpture is about wings and flight, very appropriate for a sculpture at the airport. Wings are an expression of freedom, of our expansive nature unfolding to our full potential. In order to come up with a design for this piece I immersed myself for several hours into the genius loci of the place, sensing the wind, the fragrance of the trees and herbaceous plants, listening to the sounds of*

*the birds and the occasional airplane, making sketches of trees and dried leaves, looking out towards the mountains and walking on the soft soil into the adjacent grove. At the end of my time at the airport I found a number of small wood pieces. The wing like shapes were inscribed by nature into the fibers of the wood, over the course of many growth cycles were the starting point for the sculpture. I studied the script of the fibers, made numerous drawings of them and then started building the sculpture in clay. In order for the sculpture to be sturdy and stable for a public space and to withstand any kind of weather, I determined it would best to be cast in metal for which different patinas are available so as not to create a distraction for the pilots during take-off and landing. The sculpture was inspired by this place, for this place, in memory of the indigenous Abenaki people and their vision of the great eagle spirit Kisosen, as well as for the people of Keene who walk the new Mount Monadnock labyrinth created by Katie Schwerin and who enjoy the nearby forest and paths for their recreation and communion with nature.” Martina Muller*

*Sculpture 2: “My main inspiration for this sculpture was the relationship of the modern engineering and geometry found at the airport, and nature’s beautiful design surrounding it. My creative process was really about trying to find a harmonious way to display the beautiful steel base plates donated by the airport.” Adam Schepker*

16. Is the project durable (where applicable) and reasonable to maintain in terms of time and expense?

*It does not require any maintenance.*

17. Is the project designed and to be constructed by persons experienced in the production of such artwork?

*Yes.*

18. Does the project aesthetically enhance the public space or built environment to which it relates or otherwise interacts with its surroundings?

*Yes. It fits with the meditative, peaceful environment of the Mt. Monadnock Labyrinth.*

19. Does the project contribute to a sense of civic pride?

*It enhances the airport area where there is picnic tables and a labyrinth for visitors and local folks to enjoy*

20. Does the project create a public safety or security concern?

*No.*

Addendum:

1. *Image of the Muller sculpture. (Next to the top image is the bronze patina color that it will be the final sculpture color):*





2. Image of the Schepker sculpture:



***3. Letters from a gallery owner, Taryn Fisher, and two local artists, Craig Stockwell and Erika Radish, about this project:***

This morning I joined an informally assembled, Ad Hoc Art Advisory Committee in support of Katie Schwerin's Public Art Proposal to add two permanent sculptures to the existing Mt. Monadnock Labyrinth located at Keene's Dillant-Hopkins Airport.

Our committee's objective was twofold: to validate the historic, cultural, and artistic merit and placement of the two sculptures within the context of the ultimate vision for this beautiful, natural open space and to demonstrate the importance of a robust Public Art Proposal process.

Having well-established, working artists (in this case, Craig and Erika) engage in the process to vet a given proposal is essential to ensure compliance with the proposal in general and in particular items #2, 14, 15, 18, and 19.

Having civic-minded community members (in this case, me) engage in the proposal process is essential to provide perspective on the value of public art installations as they relate to quality of life, to civic pride, and to tangible and intangible aspects of the place that we call home as well as to ensure alignment with Keene's Comprehensive Master Plan.

Today, our Ad Hoc Art Advisory Committee achieved the two objectives described above.

I'll close by saying the Mt. Monadnock Labyrinth offers residents of and visitors to the region a special, unique experience, one that embodies the historical, cultural, artistic, and natural attributes of our community.

Dr. Taryn E. Fisher, Owner  
League of NH Craftsmen - Keene Fine Craft Gallery  
9/17/2019

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The accompanying proposal regarding two sculptures, flanking Katie Schwerin's Mt. Monadnock Labyrinth at Dillant-Hopkins Airport, has aesthetic and inspirational appeal.

Facing the Labyrinth, the plan is to place Martina Muller's piece high up to the right, nestled in front of the bordering trees. Made of bronze with a patina that will season with the elements to become increasingly "at home" in time, this sculpture heralds the space and suggests the idea of "flight," the very essence of the airport. It is beautiful in its movement and justly beckons the eye upward.



To the left, Adam Schepker's sculpture, made of repurposed metal from the actual scrap pile of the airport, stands like a sentinel with potential for sound, to anchor the space further while speaking with strength and nobility. It has the quality of groundedness and stability to complement the movement of the Labyrinth and the energy of the "Flight" Sculpture.

This plan has artistic and pragmatic merit. There is no maintenance, yet it adds great value to the composite space. The potential is clear to substantially complement the existing Labyrinth and beautiful, natural setting.

It has been a true pleasure to work on this with Katie Schwerin, Taryn Fisher, and Craig Stockwell.

Erika Radich

Local Working Artist

MFA Heartwood College, Biddeford, ME in Printmaking

9/17/19

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I was pleased to join an ad hoc group this morning to tour the Labyrinth at the airport and consider the addition of two sculptures. My first impression is that the labyrinth itself is beautifully sited into the side of the hill and the hillside berm really becomes very much a part of the work. This leads me to suggest that the top of the berm, behind the labyrinth, not be cluttered with any of the sculptures. Instead they should be placed on the left and right edges: I suggest that Martina Muller's piece be placed on the right looking uphill and Adam Schepker's work go on the left.

Craig Stockwell, MFA, M.Ed.

Director of Visual Arts MFA

New Hampshire Institute of Art