



Joint Committee of the Planning Board & Planning, Licenses, & Development Committee

AGENDA

November 9, 2020 at 6:30 PM

This meeting will be conducted remotely.* The public may access this meeting by using the options provided in the box on the right side of this agenda.

1. Statement of Authority to Hold Remote Meeting

2. Call to Order & Roll Call

3. Approval of Meeting Minutes – September 14, 2020

4. Public Workshop

Ordinances O-2020-10 & O-2020-11 – Relating to the establishment of the City of Keene Land Development Code and changes to the City's downtown zoning districts. Petitioner, City of Keene Community Development Department, proposes to update and unite the City of Keene's regulations related to land use and development, including the Zoning Regulations, into the City of Keene Land Development Code; to establish 6 new zoning districts in Keene's downtown area (*Downtown Core, Downtown Growth, Downtown Limited, Downtown Edge, Downtown Transition, Downtown Institutional Campus*); to remove the Gilbo Avenue Design Overlay District and the Downtown Railroad Property Redevelopment Overlay District; and, to modify the SEED Overlay District. This proposed map change would affect 316 parcels, encompassing a total land area of approximately 220-acres, and would result in the removal of the Central Business and Central Business Limited Zoning Districts.

The full text of the ordinances and the proposed Land Development Code is available at www.keenebuildingbetter.com/lcd, or by appointment at City Hall. To make an appointment, email communitydevelopment@ci.keene.nh.us or call (603) 352-5440.

5. Letter from Mr. Espieffs Regarding Community Services and Care Planning Board

6. Next Meeting – Monday, November 16, 2020

7. Adjourn

OPTIONS FOR ACCESSING THIS MEETING:

- To participate online:
 - Go to www.zoom.us/join
 - Enter Meeting ID - 893 8296 4232
- To participate by telephone:
 - Call (646) 558-8656 or (888) 475-4499 (toll-free)
 - Enter Meeting ID - 893 8296 4232
- **Technical Issues:** If you encounter issues accessing this meeting call (603) 209-4697 during the meeting.
- **Meeting Information** (including agendas and minutes) will be available on the Joint Committee webpage at: ci.keene.nh.us/joint-planning-board-planning-licenses-and-development-committee.
- **If you have concerns** related to accessing/participating in this or future public workshops, please contact City staff at 603-352-5440 or via email at: communitydevelopment@ci.keene.nh.us
- **Written comments** on the ordinances may be emailed in advance of the meeting to: communitydevelopment@ci.keene.nh.us or mailed to: City Hall, 3 Washington St, 4th Floor, Keene, NH 03431.
- **Cheshire TV** will broadcast this meeting live on Channel 1302.

*In Emergency Order #12, issued by the Governor pursuant to Executive Order #2020-04, which declared a COVID-19 State of Emergency, the requirement that a quorum of a public body be physically present at the meeting location under RSA 91-A:2, III(b), and the requirement that each part of a meeting of a public body be audible or otherwise discernible to the public at the meeting location under RSA 91-A:2, III(c), have been waived. Public participation may be provided through telephonic and other electronic means.

CITY OF KEENE
NEW HAMPSHIRE

**JOINT PLANNING BOARD/
PLANNING, LICENSES, & DEVELOPMENT COMMITTEE
MEETING MINUTES**

Monday, September 14, 2020 6:30 PM Council Chambers

Planning Board Members Present

Doug Barrett, Chairman
Chris Cusack, Vice-Chair
Mayor George Hansel
Michael Burke
Gail Sommers
Andrew Weglinski
Councilor Michael Remy
David Orgaz

Planning Board Members Not Present

Tammy Adams, Alternate
Emily Lavigne Bernier, Alternate
Pamela Russell Slack

**Planning, Licenses and Development
Committee Members Present**

Councilor Kate Bosley, Chairman
Councilor Mitch Greenwald
Councilor Gladys Johnsen
Councilor Catherine Workman

**Planning, Licenses and Development
Committee Members Not Present**

Councilor Philip Jones

Staff Present

Rhett Lamb, Community Development Director
Mari Bruner, Planner
Tara Kessler, Senior Planner

1. Statement of Authority to Hold Remote Meeting

Chair Barrett began the meeting by reading the following statement with respect to holding remote meetings: *“In Emergency Order #12, issued by the Governor of the State of New Hampshire pursuant to Executive Order #2020-04, certain provisions of RSA 91-A regulating the operation of public body meetings have been waived during the declared COVID-19 State of Emergency. Specifically:*

- *The requirement that a quorum of a public body be physically present except in an 18 emergency requiring immediate action under RSA 91-A:2, III(b);*
- *The requirement that each part of a meeting of a public body be audible or otherwise 20 discernible to the public at the location specified in the meeting notice as the location of the 21 meeting under RSA 91-A:2, III(c).*
- *Provided, however that the public body must:*
 - *Provide access to the meeting by telephone, with additional access possibilities by 24 video or other electronic means;*
 - *Provide public notice of the necessary information for accessing the meeting;*
 - *Provide a mechanism for the public to alert the public body during the meeting if 27 there are problems with access; and*
 - *Adjourn the meeting if the public is unable to access the meeting.*
- *All votes are to be taken by roll call.*
- *All board participants shall identify the location from where they are participating and who is 31 present in the room with them.”*

33 Chair Barrett provided information for how to access the meeting either online or by telephone.
34

35 **2. Call to Order & Roll Call**

36 Chair Barrett called the meeting to order at 6:30 pm and a roll call was taken.
37

38 Chair Barrett stated that the Committee will take time for public comment; however, the time
39 provided for comment will be limited to three minutes per person per comment. He added the
40 plan is to end the meeting by 8:30 pm and added that there will be time for further public
41 comment at the next meeting, which will be a public workshop.
42

43 **3. Approval of Meeting Minutes - August 10, 2020 meeting minutes**

44 A motion was made by Councilor Mitch Greenwald that the Joint Committee accept the August
45 10, 2020 meeting minutes. The motion was seconded by Councilor Kate Bosley and was
46 unanimously approved.
47

48 **4. Format for Public Workshop / Public Hearings for Land Development Code Ordinance**
49

50 Mr. Lamb asked the Committee to recall the discussion held by the Committee at their last
51 meeting on the letter submitted from Mr. Espiefs questioning the format of remote meetings. Mr.
52 Lamb referred to the schedule and noted the committee is at the last portion of preliminary
53 review at this time. The second half is the schedule for when the item is submitted to Council for
54 adoption.
55

56 Mr. Lamb indicated staff had suggested earlier in the year, at the start of the COVID pandemic,
57 that the Committee move forward in the current manner via zoom to review a preliminary draft
58 of the Land Development Code, with the hope that it would be safe to return to in-person
59 meetings in the fall to begin the adoption process on the Code. At the last meeting, the
60 Committee revisited the question of whether it would be safe to return to in-person meetings for
61 the adoption process this fall; however, as the pandemic has not subsided, the meetings will need
62 to continue to occur remotely. The Committee discussed the question of whether this is the right
63 way to move forward or not and if the public would have adequate access. He indicated to that
64 end, staff has a few suggestions. The first is to expand options for submitting written comments
65 and questions while still conducting remote meetings, along with the toll-free telephone option.
66 He noted staff has considered a number of options, including use of an outdoor facility like the
67 Northfield Drive-In. He noted that regardless of what option the Committee chooses to move
68 forward with, the meeting format won't be how it was prior to March 2020, at least not for quite
69 some time.
70

71 Mr. Weglinski asked when the proposed schedule was drafted. Ms. Kessler stated it was
72 presented at the June meeting and the schedule before the committee tonight is the one the group
73 agreed to. Mr. Weglinski asked whether they were on schedule for the December 17 council
74 adoption. Ms. Kessler stated as has been indicated previously that would depend on the Joint
75 Committee's willingness to meet and move through the draft code. There are four public
76 workshops and the currently schedule anticipates only one public hearing before the City
77 Council but the Council might choose to hold more than one. If the number of dates and times
78 remain as is as outlined in the schedule, then the December 17 date could be met. Mr. Weglinski
79 asked whether Council has commented on this schedule. Ms. Kessler answered that aside from
80 the five members of PLD, the full council has not commented on the schedule.
81

82 Councilor Greenwald stated he was opposed to this process moving beyond the workshop phase
83 until face to face options can be looked at for public hearings.
84

85 Mayor Hansel suggested that the first or second public workshop be a face to face workshop,
86 possibly getting attendees to sign up before the meeting. This meeting could be conducted in a
87 larger space, with a limit of 100 people and if needed a second session scheduled. He also
88 suggested adding a fifth workshop with the understanding that the prior four sessions are
89 recorded and anything not raised at those workshops could be raised at the fifth in person
90 workshop. Mr. Lamb asked whether the Mayor is suggesting that the in person meeting would
91 also be broadcast zoom or a similar method allowing for public comment. Mayor Hansel
92 answered in the negative and added he is proposing for two in person workshops.
93

94 Chair Barrett asked whether the city has the ability for people to also call in during a large in
95 person meeting. Mr. Lamb stated the City through the Clerk's office is trying to facilitate small
96 meetings in person of committees that could be broadcast over zoom, but to conduct something
97 like that through a large meeting area is not available right now. A large meeting being broadcast
98 by Cheshire TV is something that would need to be discussed with Cheshire TV. He added
99 finding auditorium space is an issue because of the current exposure concern but staff has not
100 done this research yet.
101

102 Councilor Bosley stated she was also in support of in-person workshops and suggested a show of
103 hands by committee members who might be apprehensive being in that type of environment,
104 because this does pose some risk. The Councilor went on to say, the issue with broadcasting over
105 Cheshire TV has come up at Council, which seems to be a difficult component. Councilor
106 Bosley suggested the new Colonial space or the Moco Arts location.
107

108 Chair Greenwald suggested the Blastos Room, the Keene Middle School, the Library. The
109 Councilor noted Cheshire TV not being able to get the appropriate equipment to broadcast these
110 meetings is not an issue for him, but what was important was to give the public the opportunity
111 to have face to face meetings.
112

113 Mr. Weglinski stated he was not concerned about the location, but felt a meeting was necessary
114 so this process can move forward.
115

116 Chair Barrett stated his concern was scheduling a face to face meeting but the space is maxed out
117 and the public being turned away and not being able to join via some sort of broadcast method.
118

119 Mr. Lamb noted if the Council Chambers were to be used which has the capacity for 80, once
120 social distancing and property health guidelines are followed that number would get significantly
121 smaller. He went on to say regardless of the location, accommodating 100 people would be a
122 much different setting, not similar to how it was prior to March 2020; a setting many won't be
123 comfortable joining. He stated as the Committee moves forward, these meetings will have to be
124 scheduled offering both ways for people to join in and also covering the same material so people
125 don't feel like they are missing out. Mr. Lamb stated he felt everyone should have equal access
126 and at the moment the best way to do that is zoom with telephone access.
127

128 Mr. Kopczyński pointed out the city is at the point where this information is starting to fall under
129 the legislative process. He noted it was important for the public to offer their input regardless of
130 what method they use and give the public as much time as they need.
131

132 Chair Barrett asked staff if it would be prudent for the Committee to ask staff to look at a
133 location that could accommodate the most number of people in a feasible manner. Mr. Lamb
134 stated this would depend on what the Committee is trying to accomplish; accommodate Cheshire
135 TV and a zoom function or just a public meeting with only zoom option. He indicated staff can
136 look at this further and come back to the Committee. Ms. Kessler added staff will not be able to
137 come before the Committee with this information prior to the first public workshop. Chair
138 Barrett agreed this would be with the understanding the first public workshop will move forward
139 as a zoom session. Councilor Bosley stated if the committee was to follow the Mayor's
140 suggestion the timeline is likely going to be extended but felt it would be worth it at the end.
141 Mayor Hansel stated what he is suggesting is to move forward with the one on October 13th and
142 then try to schedule an in person meeting (people sign up) which will be a repeat of workshop #1
143 (no Cheshire TV or zoom) and then adding one at the end to be a meeting that covers everything
144 (in person).

145
146 Councilor Remy asked if any of the rooms suggested could have someone in another room with a
147 computer and people could join in on a camera. He added if this would be a solution or whether
148 eye contact is requirement for in person meetings.

149
150 Councilor Workman asked if it would be possible for a fifth workshop, depending on whether
151 the Committee will be able to schedule one during the week of November 23rd (right before
152 Thanksgiving) to avoid pushing back the schedule any further. Ms. Kessler answered in the
153 negative and added what is missing from this schedule is a public hearing with the Planning
154 Board which is required by State Statute and one with the Historic District Commission which
155 were going to be built in. These would not happen until the draft ordinance leaves the public
156 workshop and before the public hearing before the City Council, so the schedule would need to
157 be extended into 2021.

158
159 Councilor Greenwald suggested Committee chairs meet with staff and decide on these options.

160
161 Councilor Bosley noted workshops #1 and #2 indicate zoning ordinance review and the Mayor
162 has suggested having one of those as an in-person with no zoom option and one as a zoom
163 attendance. The Councilor noted her observation has been, the committee has not been able to
164 complete a body of work in one meeting. She indicated her concern for discussion not being
165 complete during workshop 1 and 2 but then scheduling an in person meeting for workshop #3.
166 Ms. Kessler stated workshops 1 and 2 were intended to break up the discussion regarding zoning
167 (zoning is 18 chapters of a 28 chapter code). Mr. Lamb stated prior to the first public workshop
168 letters will be sent to every property owners for nearly 8,000 parcels. It is important this schedule
169 is set prior to these letters going out. Hence, a very important decision is being placed in the
170 hands of the Chairs.

171
172 Councilor Remy did not feel these need to be separate sessions – the Committee could still meet
173 remotely under zoom, the attendees can join in from a room and cameras could be turned on so
174 attendees can see the members of the Committee. Councilor Bosley stated her concern is that
175 doing a hybrid version might not be as easily attainable. She asked whether a motion is required
176 giving the Chairs authorization to revise the schedule as needed. She noted when the Chairs meet
177 with staff two additional meetings will be added (at the least) to this schedule, if there is no
178 hybrid model which will enable the Committee to move forward with this schedule. Mr. Lamb
179 stated the Chairs have the ability to set the schedule with no motion required. The Chair asked
180 for comments from the Committee regarding Chairs meeting with staff to revise the schedule if
181 necessary. There were no comments from the Committee.

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5. Continued Review of Preliminary Draft Land Development Code

Ms. Kessler stated she would like to review topics the committee has not reviewed yet. The topics for discussion today are parking, surface water protection, conservation residential development subdivisions, and site plan review threshold. She stated she would also go over the written public comments received so far on the draft Code. The next issue to be covered would be also be the congregate living / social service component.

Parking

- Ms. Kessler noted that the draft Code proposes new minimum on-site parking requirements. The current parking requirements are outdated, and staff has proposed new requirements based on a review of the Institute of Transportation Engineer’s Parking Generation manual and an analysis of existing parking demand for land uses in Keene.
- She noted that the draft Code proposes options for applicants to seek a reduction in the required on-site parking. She noted that it can be challenging to accommodate the minimum parking required on a site, if a lot has already been developed with little open space remaining. The draft Code provides the option to seek a reduction in the required parking prior to filing for a variance. It would give the Zoning Administrator the ability to grant a 10% reduction in required parking and the Zoning Board of Adjustment may grant up to 50% reduction in required parking. The draft Code also expands where remote parking can be located – all parking can be located off site (the distance for off-site parking has been expanded from 300 feet to 1,000 feet).
- Ms. Kessler noted that this draft Code expands the area where on-site parking is not required in the downtown. Today this area is the Central Business District, and the proposal is to expand this to the Downtown Growth, Downtown Core, and Downtown Limited Districts. Ms. Kessler stated that the draft Code does require that residential uses provide one onsite parking space per unit in these districts.
- Finally, Ms. Kessler noted that the parking section in the draft Code consolidates screening standards into one location, and makes updates to these standards.

Councilor Greenwald asked whether there was any differentiation between existing buildings and new buildings and whether there was any delineation of that. Ms. Kessler explained if you have an existing building in an area of the City where onsite parking is exempt and if this land development code is adopted, this building would be legally non-conforming. However, if the land use was to change, on-site parking may be required, depending on which zoning district the building is located in. With this draft Code, the property owner would have more options to seek relief from providing the required on-site parking than the current code provides. In addition, the area for which on-site parking is exempted is proposed to expand in the draft Code.

Surface Water Ordinance

Ms. Kessler noted that the existing Surface Water Protection Overlay Zoning District is mostly the same in the draft Code with the exception of changes proposed by the Conservation Commission a few years earlier, which staff incorporated in the draft for the consideration and deliberation of the Joint Committee.

231 Mr. Lamb went on to say the reason this item is bring brought before the Committee today is
232 because in 2015 the Conservation Commission formed a subcommittee to look at this ordinance
233 and two primary topics were raised. The first was regarding an exemption created for tax ditches
234 and other altered streams and the other was eliminating the requirement that the area of surface
235 waters shall not be counted towards the minimum lot size. Mr. Lamb stated staff has gone back
236 to the Conservation Commission to verify that they stand by these recommendations but that
237 body will not be discussing this topic until next week. Mr. Lamb went on to explain that the Tax
238 Ditches were constructed in the 1950s as a system to increase the amount of agricultural land on
239 the valley floor. They were funded with federal funds. These agricultural lands don't exist
240 anymore and are now surrounded by development. Mr. Lamb noted these areas are continued to
241 be maintained by the City to protect property from the potential impacts of flooding.

242
243 He indicated when the draft ordinance was written it did not make sense to indicate that a land
244 owner could not build something in the buffer area to a tax ditch if the City was mowing every
245 piece of vegetation along that stream. As a result tax ditches were exempted from the ordinance.

246
247 Mr. Lamb referred to the next slide which referred to the established concept of subtracting all
248 areas of wetlands on a newly subdivided lot. This area would not count toward minimum lot size.
249 Staff proposed removing this standard in the draft Code. The argument for this is because the
250 wetland is already protected through permitting and because the ordinance would impose a
251 buffer on these wetlands. This only applies to newly subdivided lots.

252
253 Mr. Lamb stated it is staff's position to retain the tax ditch exemption because they feel it is an
254 equity issue and staff is mowing these areas and it is difficult to tell property owners not to use a
255 particular area. Mayor Hansel asked whether there was a change to the surface water protection
256 ordinance. Mr. Lamb stated the draft Code has language incorporated from the 2016
257 Conservation Commission recommendation. Mayor Hansel stated he was on the Conservation
258 Commission when this was discussed and agrees with staff's position to keep the exemption of
259 tax ditches. He stated Keene's Ordinance is way beyond what the State is looking for. He agreed
260 there would be major issues if these tax ditches are not maintained.

261
262 Councilor Remy asked if someone was to come before the city for example with a ten acre lot
263 with five acres of wetland and proposes to subdivide the lot, leaving all 5 acres of wetland on
264 one parcel – could this be done? Mr. Lamb stated this is a possible option under the draft Code;
265 there are significant parcels with a lot of wetlands on them. He stated there is something to be
266 said about wetland protection based on the presence of buffers. Ms. Kessler agreed and added
267 however, when a subdivision comes before the Planning Board they would evaluation the
268 application on whether the subdivided lot can be developed in the future.

269
270 Conservation Residential Development (CRD)

271 Ms. Kessler explained that this is a form of subdivision that applies to lots in the Rural, Low
272 Density and Low Density-1 Zoning Districts. It is a type of residential subdivision in which 50-
273 60% of the original parcel remains in permanently protected open space in exchange for greater
274 flexibility in minimum lot sizes, setbacks, and placement of lots. There are a number of
275 dimensional requirements that would need to be followed. For the purpose of this land
276 development code the regulations for this item has been consolidated into Subdivision
277 Regulations and staff have proposed to streamline the application and review process. There are
278 also changes being proposed to the dimensional requirements to increase interest in this type of
279 subdivision – the more area that is set aside for permanently protected open space the greater
280 number of building lots you will be able to subdivide.

281
282 Minor changes are being proposed to the dimensional requirements. All subdivisions are
283 required to have a perimeter building setback. Today it is 100 feet from a road and 50 feet
284 from property boundaries not adjacent to a road. Reductions are being proposed for these
285 building setbacks as outlined in Table 20-1 of staff's presentation. Minimum lot areas for
286 Low Density 1 with city water will change from 16,000 square feet to 8,000 square feet and
287 for Low Density it will go from 8,000 square feet to 6,000 square feet.
288

289 Chair Barrett asked how many times this type of subdivision has been used. Ms. Kessler stated it
290 has been pursued three times since it has been adopted and has been used twice.
291

292 Ms. Kessler went on to say that in this draft Code, staff proposed the creation of a Site Review
293 Committee, as allowed by NH RSA 674:43,III, to review minor site plan review applications.
294 Staff is currently working on revisions to the thresholds for the types of development that would
295 require either Planning Board (Major Projects), Site Review Committee (Minor Projects) and
296 others that would require no review. The Site Review Committee process would also require
297 public notice and could provide a more expedited review. These revised thresholds will come
298 back to the Joint Committee through the public workshop process.
299

300 Review of public comments received on Draft Code

301 Ms. Kessler reviewed with the committee public comment received from July 13 through
302 September 10. Included below is the summary of themes that occurred in the written comments
303 received. Ms. Kessler noted that emails and letters received were shared with the Committee in
304 advance of the meeting and are available on the keenebuildingbetter.com website.

- 305 • *Concern for adding Group Home & Lodginghouse as permitted uses into the proposed,*
306 *& Medium Density District* – Today group homes are permitted in medium density with
307 special exception and Lodging House is being proposed to be added into medium density.
308 These two items are currently not allowed in *Downtown-Transition and Office* but are
309 being proposed in the draft.
310
- 311 • *Concern for the number of residents that are permitted to reside in a group home or*
312 *lodginghouse, and the impact that increased density would have on these zoning districts.*
313 – In the draft Code there is a cap of 16 for group homes and no cap on lodging houses.
314 One letter suggests that Group Home and Lodginghouse uses should be capped at no
315 more than 5 unrelated persons in these districts. Ms. Kessler stated that many
316 emails/letters expressed concern for an array of negative impacts that these uses might
317 have on neighborhoods, including increased density/overcrowding, traffic, noise,
318 overflow parking, public safety, reduced property standards, and the decrease of property
319 values.
320
- 321 • *There is concern for the introduction of Domestic Violence Shelter into the Medium*
322 *Density District and the impact this use would have on property values and public safety.*
323
- 324 • *Concern for potential public health impacts of congregate living uses, such as the spread*
325 *of COVID 19.*
326
- 327 • *Concern for allowing for Sexually Oriented Businesses anywhere in the City.*
328
329

- 330 • *Concern about the removal of Institutional Use from the Office District / Proposed*
331 *Downtown-Transition District, and how this might impact existing places of worship in*
332 *these districts.*
- 333
- 334 • *Concern for the proposed scale of solar energy system uses that would be allowed in the*
335 *Medium Density District. There is interest in requiring a conditional use permit (not by*
336 *right as is being proposed) for small scale solar energy systems in this District.*
- 337
- 338 • *Concern for the ratio of parking spaces to residents of multi-dwelling structures and the*
339 *interest in more standards for screening multi-family dwelling parking lots.*
- 340
- 341 • *Interest in a preamble to the Code that reminds the purpose of Zoning and the*
342 *importance of honoring the regulatory process.*
- 343
- 344 • *Objection to the use of remote meetings.*
- 345
- 346 • *Interest in combining all information related to zoning district dimensional requirements*
347 *in one place in the Land Development Code. Specifically, including the pavement*
348 *setbacks in the zoning district dimensional tables.*
- 349

350 Ms. Kessler noted that a letter was received at 5 pm today from Mr. Espieffs addressed to the
351 Joint Committee suggesting the establishment of a Community Services Care Planning Board to
352 create a community services and care master plan to outline how the city could address service
353 needs.

354

355 Ms. Kessler stated based on the feedback received, staff have proposed the following edits to go
356 into the next draft of the Code.

357

358 Group Home – Staff suggests breaking this use into two categories – small and large.
359 Small Group Home (8 or fewer nonrelated persons) would be allowed in the Medium Density
360 District, Downtown Transition District, and Office District by Conditional Use Permit. Large
361 Group Home (no more than 16 nonrelated persons) would be allowed in the High Density
362 District, Downtown Core District, Downtown Growth District, and Downtown Limited District
363 by Conditional Use Permit. Staff also proposed that only 1 Group Home be allowed per lot.

364

365 Vice-Chair Cusack asked whether small groups will also be allowed in an area where a large
366 group home is permitted. Ms. Kessler answered in the affirmative and noted for large group
367 home it should read as “up to 16”.

368

369 Lodging House – Staff propose removing this use from the Medium Density District, Office
370 District, Downtown Transition District, and Health Care District. Currently, it is only allowed in
371 High Density and Central Business Limited. Staff propose placing a cap of up to 16 occupants on
372 this use, which would not include a manager apartment onsite – staff felt this would be a way to
373 control density. In addition, only 1 residential use would be allowed per lot. This use is proposed
374 to be allowed in in the following districts by Conditional Use Permit: High Density, Downtown
375 Edge, Downtown Core, Downtown Limited, Downtown Growth, and Commerce.

376

377 Councilor Workman thanked staff for taking the feedback and coming back with the edits being
378 proposed.

379

380 Homeless Shelter

381 Staff did not have a clear recommendation for homeless shelter but listed options for
382 consideration by the Committee. These include: developing additional Conditional Use Permit
383 Criteria related to screening – there may need to be more specific screening requirements needed
384 if a shelter is located adjacent to a residential area. Addressing the concern for density by either:
385 placing a cap on the number of occupants; including separation distances between homeless
386 shelters (300’ – 1,000’); increasing the required minimum lot area; and/or increasing the required
387 setback from residential areas.

388
389 Councilor Bosley noted there was discussion related to conditional use permits for these uses
390 coming before the Planning Board or City Council. She indicated her question is around
391 managed of a site and asked what criteria is instituted into the CUP Process for the annual review
392 process to make sure these uses are being managed properly and any guidelines that that could
393 affect further permits. Ms. Kessler stated a conditional use permit will first be obtained from the
394 Planning Board and one of the criteria for this permit would be to obtain and maintain an
395 operating license from the City Council each year. For the use to remain on this lot the operator
396 of the lot needs to demonstrate they have this operating license annually and it needs to be
397 renewed annually. The City Council review of the application will be a public hearing and if the
398 operator does not meet the appropriate guidelines such as a safety plan, a management plan the
399 Council will be in a position to deny license, which will make the conditional use permit invalid
400 and the use will need to cease operation.

401
402 Councilor Bosley asked whether there were any guidelines as to what goals need to be met in a
403 management plan so that it is not subjective. Ms. Kessler stated staff is working on criteria of
404 what needs to be included in a safety plan and a management plan. She added the license
405 language is not part of this proposed draft it will be included in the ordinance submitted at the
406 end of September.

407
408 Ms. Kessler stated staff did receive comments from residents in the Medium Density District
409 regarding the introduction of domestic violence shelter use into this district. The reason for
410 inclusion of this use into this district is because domestic violence shelters already exist in this
411 district today. Some of the suggestions for this use to exist in this district would be to maintain
412 the appearance of a residential structure if located in a residential district and for all parking
413 areas to be screened from adjacent properties and public rights-of-way. Councilor Remy asked
414 whether the conditional use permit process is done confidentially or whether the address of a site
415 is publicly announced. Ms. Kessler stated a domestic violence shelter will not require a
416 conditional use permit because of this reason.

417
418 Public questions and comments on Draft

419 Councilor Clark asked the Chairs to consider slowing down the process because of the pandemic
420 and to allow the public time to participate. He thanked staff for the edits on congregate living and
421 for listening to neighborhood comments.

422
423 David Curran of 16 Prescott Street addressed the committee next. Mr. Curran reiterated what was
424 stated by Councilor Clark that this process can’t be rushed as this is a big change and felt it needs
425 to be thought out and stressed the importance of listening to the public. Mr. Curran went on to
426 say his other concern is homeless shelters and its density – he referred to Water Street which
427 already has two shelters within a block.

428

429 Jim Knight of 26 Prospect Street asked whether the city was planning for a cap on domestic
430 violence shelters. Ms. Kessler stated this has not been discussed but stated it could be part of the
431 discussion. Mr. Knight felt if the density is too much then the anonymity of the project ceases to
432 exist.

433
434 Mr. Tom Savastano of 75 Winter Street expressed his appreciation to reach a compromise and
435 also expressed his appreciation for removing lodginghouse from Downtown Transition District.
436 He asked how the number of 8 and 16 was derived for the small and large lodging houses. Ms.
437 Kessler that number was obtained from research conducted related to group home sizes and other
438 community's zoning ordinances. The number 16 is where the building code transitions from
439 residence to institutional. Mr. Savastano asked whether personal service establishments have
440 been removed from Downtown Transition District. Ms. Kessler answered in the affirmative and
441 noted the only difference between what is allowed in today's Office District and what would be
442 allowed in the Downtown Transition District would be the removal of the institutional use and
443 the introduction of group home.

444

445 **6. Next Meeting – TUESDAY, October 13, 2020**

446

447 Adjourn

448 The meeting adjourned at 8:45 PM.

449

450 Respectfully submitted,

451

452 Krishni Pahl,

453 Minute Taker

454

455 Reviewed and edited by Tara Kessler, Senior Planner

ORDINANCE REVIEW & ADOPTION PROCESS / SCHEDULE

- Ordinances O-2020-10 & O-2020-11 -

Relating to the Establishment of a Land Development Code and Changes to the City's Downtown Zoning Districts

Full text of the ordinances and proposed Land Development Code is available at: www.keenebuildingbetter.com.

I. Ordinance Introduced to City Council

On October 15, 2020, Ordinances O-2020-10 & O-2020-11 were introduced to City Council for a 1st reading and referred to the City Council's Planning, Licenses and Development Committee (PLD) and the Joint Committee of the Planning Board and PLD for a public workshop.

II. Joint Committee Public Workshops

The public workshop is not a due process public hearing. It is a process for the City Council's PLD Committee and the Planning board to review, receive public comment and make appropriate changes to the proposed ordinance(s) prior to a public hearing held by the City Council.

Public notice in the Sentinel of the first public workshop is required; however, no additional public notice will be provided prior to the conclusion of the workshop process. Notice of the first public workshop has been mailed to all property owners in the City.

The public may go to the Joint Committee webpage to view agendas for upcoming meetings and minutes from prior meetings: ci.keene.nh.us/joint-planning-board-planning-licenses-and-development-committee

Anticipated Schedule of Public Workshops:*

- **November 9, 2019** (Monday) at 6:30 pm - *Topics: Articles 1 through 9 of the proposed Land Development Code*
- **November 16, 2019** (Monday) at 6:30 pm - *Topics: Articles 10 through 18 of the proposed Land Development Code*
- **December 14, 2019** (Monday) at 6:30 pm - *This workshop is scheduled to be an In-Person Listening Session. As an alternative, it could be used as time to review additional material.*
- **January 11, 2021** (Monday) at 6:30 pm - *Topics: Articles 19 through 22*
- **January 19, 2021** (Tuesday) at 6:30 pm - *Topics: Article 23 through 28*
- **February 8, 2021** (Monday) at 6:30 pm - *This workshop is scheduled to be an In-Person Listening Session. As an alternative, it could be used as time to review additional material.*
- **March 8, 2021** (Monday) at 6:30 pm - *Final discussion / vote on ordinances*

**This proposed schedule is the number of workshops recommended by City staff. The Joint Committee may choose to hold additional or fewer workshops, which would alter the schedule listed above.*

III. Historic District Public Hearing

Following the public workshop phase, the Historic District shall hold a public hearing on the proposed changes to the Historic District Regulations (Article 21 of the proposed Land Development Code), and associated application and review procedures in Article 25. The Historic District may choose to continue the public hearing to multiple meetings. The first meeting of the public hearing will be noticed in the Sentinel. All meeting notices, agendas, and minutes will be available on the Historic District Commission webpage at: ci.keene.nh.us/historic-district-commission

- This public hearing is tentatively scheduled for **March 17, 2021** (Wednesday) at 4:30 pm

IV. Planning Board Public Hearing

Following the public workshop phase, the Planning Board shall hold a public hearing on the proposed changes to the Site Development Standards (Article 20 of the proposed Land Development Code), Subdivision Regulations (Article 19 of the proposed Land Development Code), and associated application and review procedures in Article 25. The Planning Board may choose to continue the public hearing to multiple meetings. The first meeting of the public hearing will be noticed in the Sentinel. All meeting notices, agendas, and minutes are available on the Planning Board webpage at: ci.keene.nh.us/planning-board

- This public hearing is tentatively scheduled for **March 22, 2021** (Monday) at 6:30 pm

V. City Council Public Hearing

Following the conclusion of the Historic District Commission and Planning Board Public Hearings, the City Council shall hold a public hearing on the ordinances. The City Council may choose to continue the public hearing to multiple meetings. The first meeting of the public hearing will be noticed in the Sentinel and notice will be mailed to all property owners in the City.

- This public hearing is tentatively scheduled for **April 1, 2021** (Thursday) at 7:00 pm

VI. Planning, Licenses, and Development (PLD) Committee Recommendation for City Council on Ordinances

Following the City Council Public Workshop, the PLD will review the ordinances at a regularly scheduled meeting. This is not a public hearing, and public comment will not be accepted at this meeting. The PLD will vote on a recommendation to City Council to either approve or deny the ordinances.

- This meeting is tentatively scheduled for **April 7, 2021** (Wednesday) at 7:00 pm

VII. City Council Vote on Ordinances (2nd Reading & Vote on Ordinances)

Upon receiving a recommendation from the PLD on the ordinances, the City Council will schedule a 2nd reading of the ordinances and will vote to either approve or deny them. This is not a public hearing and public comment will not be accepted at this meeting.

- This meeting is tentatively scheduled for **April 15, 2021** (Thursday) at 7:00 pm

CITY OF KEENE, NH LAND DEVELOPMENT CODE

CHANGE SUMMARY



Overview of major changes proposed to Keene's land use regulations in O-2020-10 & O-2020-11 related to the establishment of a Land Development Code and changes to downtown zoning districts.



BACKGROUND

Purpose

This Land Development Code (LDC) is a major component of the Building Better Together project (keenebuildingbetter.com), which aims to provide a simpler and more intuitive roadmap for development to occur in the City of Keene. Guided by the principles below, the LDC is a reorganization and consolidation of the City's regulations related to the use and development of land.



SIMPLE.

Updated regulations will be easy to navigate and will include graphics to outline a clear process, from start to finish.



EFFICIENT.

The updated structure will be more streamlined, making the review and approval process clearer and easier to administer.



THOUGHTFUL.

This update will help guide us into the future, while protecting the crucial elements that make Keene a great place to live, work and play.

What's Included?

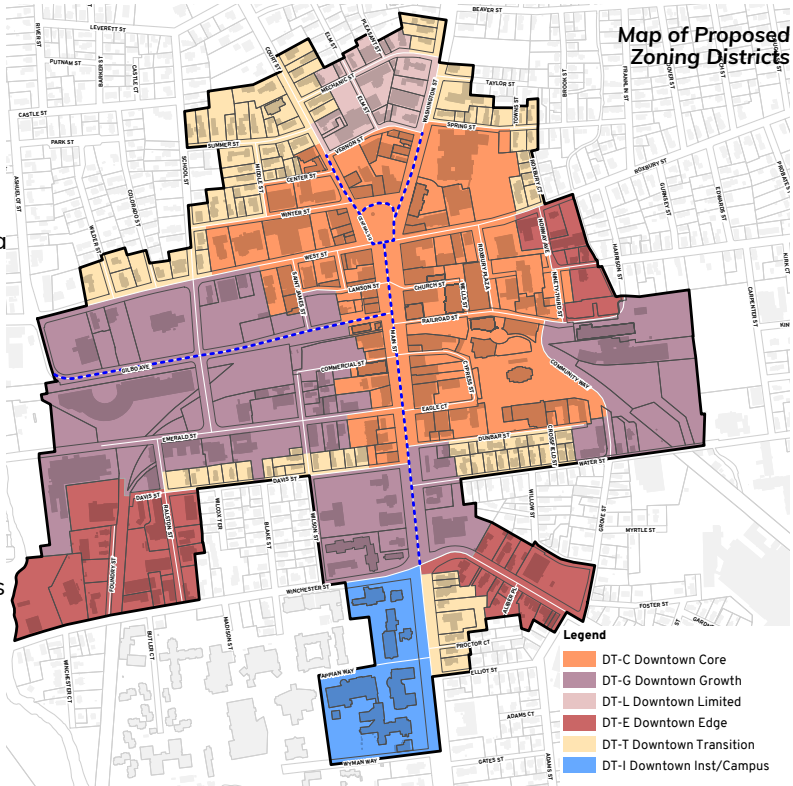
The regulations that are incorporated into this LDC include:

- Planning Board Site Plan & Subdivision Regulations
- Planning Board Development Standards
- Downtown Historic District Regulations
- Chapter 102 (Zoning), Chapter 54 (Natural Resources) & Chapter 70 (Public Improvement Standards) of the City Code of Ordinances

Downtown Zoning Update

In addition to a reorganization of regulations, this LDC proposes to update/modernize Keene's downtown zoning by replacing the Central Business and Central Business Limited Zoning Districts with 6 new downtown zoning districts (See Map to Right).

These districts were established to encourage new development that is either compatible with the existing form and pattern of the built environment, or is guiding development in a manner consistent with the objectives of the City's Comprehensive Master Plan and other established community goals.



REVIEW OF MAJOR CHANGES

This Summary Document provides a high-level overview of the changes proposed in each Article of the LDC. More information is available at: www.keenebuildingbetter.com.

Article 1. Introductory Provisions

- This Article establishes the title, purpose, applicability, rules of interpretation and measurement for the entire LDC.
- Unlike the current zoning regulations, this section provides guidance for how to measure or interpret dimensional standards and terms (e.g. setbacks, area, lot coverage, height, etc.). This Article includes graphics to illustrate these measurements in a visual format.
- There are new terms included in the measurements section related to the proposed Downtown Zoning Districts (e.g. *Built-to Zone*, *Build-to Percentage*, *Transparency*, *Stepback*, *Optional Corner Tower Element*).

Article 2. Establishment of Zoning Regulations & Map

- This Article identifies the City's 24 zoning districts, that serve as the City's "underlying" or "base" zoning districts, as well as the City's official zoning map. Eighteen of these districts are existing, and six are newly proposed for areas of the downtown.
- This Article also lists the City's Overlay Zoning Districts, which are listed in Table 2-2.
- Table 2-1 of this Article groups these zoning districts into 5 categories (*Residential*, *Downtown*, *Commercial*, *Industrial*, *Special Purpose*) for simplicity. The current zoning regulations make reference to some of these categories; however, they are never defined. This table, is an effort to provide greater clarity as to which districts are "residential zoning districts," and so on.
- The current zoning regulations reference 2 zoning districts that do not exist on the official zoning map (*Conservation Residential Development and Industrial Park Limited*). These districts are not included in this draft LDC.

- There are 6 proposed downtown zoning districts (*Downtown Core*, *Downtown Growth*, *Downtown Limited*, *Downtown Edge*, *Downtown Transition*, *Downtown Institutional Campus*), which are described in Article 4. The Central Business and Central Business Limited Districts, are proposed to be replaced by some of these downtown districts, and are not included in this draft LDC. O-2020-11 provides a detailed description of the parcels subject to change zoning districts.
- The Overlay Districts that are included in Table 2-2 are existing; however, this draft LDC proposes to remove the existing Gilbo Ave Design Overlay District and the Downtown Railroad Property Redevelopment District, and to modify the SEED Overlay District. O-2020-11 describes the parcels proposed to be removed from the SEED Overlay District. In general, these overlay districts are outdated and have not been recently applied. The proposed changes to the downtown zoning districts incorporate many of the previously established goals of these overlay districts.

Article 3. Residential Zoning Districts

- This Article provides the purpose, dimensional standards, and permitted uses for each of the residential zoning districts (*Rural*, *Residential Preservation*, *Low Density-1*, *Low Density*, *Medium Density*, *High Density*, *High Density-1*).
- Unlike the current Zoning Regulations, all of the zoning district specific information for each district is included in one place in this draft LDC. This statement applies to Articles 4 – 7 as well.

Article 4. Downtown Zoning Districts

- This Article describes the 6 proposed zoning districts that are specific to the downtown area. The proposed purpose, permitted uses, and dimensional standards of each district are included.
- These districts were developed following an analysis of the existing site conditions and development pattern of the downtown.

Article 5. Commercial Zoning Districts

- This Article provides the purpose, dimensional standards, and permitted uses for each of the commercial zoning districts (*Commerce, Commerce Limited, Business Growth & Reuse, Neighborhood Business, Office*).

Article 6. Industrial Zoning Districts

- This Article provides the purpose, dimensional standards, and permitted uses for each of the industrial zoning districts (*Corporate Park, Industrial, Industrial Limited*).

Article 7. Special Purpose Zoning Districts

- This Article provides the purpose, dimensional standards, and permitted uses for each of the special purpose zoning districts (*Regional Health Care, Conservation, Agriculture*).

Article 8. Permitted Uses

- This Article includes Table 8-1, which lists all of the permitted principal uses by zoning district. It is a quick reference guide for anyone seeking to identify where certain uses are allowed in the City. Currently, permitted uses are included in the district sections of the Zoning Regulations. There is inconsistency among the terms for uses in these sections, and this LDC attempts to correct this problem.
- This LDC proposes to allow for multiple principal uses on any lot in the City (*i.e. mixed uses*), with the exception of lots in residential zoning districts, as long as each use is permitted in the zoning district per Table 8-1.
- This LDC provides criteria for the Zoning Administrator to use in making a determination of whether a use, which is not listed in Table 8-1, would be permitted in a zoning district. Although the Zoning Administrator makes similar determinations today, there are no criteria in the current Zoning Regulations for making such decisions.
- Section 8.3 lists the definitions of all permitted uses in Table 8-1, and includes any use limitations associated with a permitted use. An

example of a use limitation is the requirement that any multifamily dwelling in the Medium Density District be limited to 3 units.

- This LDC proposes the introduction of new uses (*e.g. art gallery, cultural facility, event venue, bar, solar energy system, etc.*), and the replacement of certain uses (*e.g. assembling, historic site, institutional use*) with broader terms (*e.g. "industrial, heavy" instead of "rendering plant", "asphalt plant", "tannery", etc.*) or, in some instances, with more specific terms (*e.g. replacing "institutional use" with "community center", "cultural facility", "place of worship", etc.*).
- This LDC proposes minor modifications to the permitted uses in districts across the City.
- Significant changes to uses proposed in this LDC are the introduction of congregate living and social services uses (*listed in Table 8-1 and defined in Section 8.3.4*) and the introduction of small, medium, and large scale solar energy systems as permitted uses. Many of the proposed congregate living and social services uses and solar energy system uses would be permitted in certain districts by a Conditional Use Permit (CUP) issued by the Planning Board. Articles 15 and 16 address the CUP criteria for these proposed uses.
- Section 8.4 includes guidance for the allowance of accessory uses on lots in the City. Currently, the Zoning Regulations state that accessory uses are permitted in all zoning districts but may not exceed 25% of the total ground floor area of the main structure. This LDC removes this limit, and replaces it with criteria that address the nature of the accessory use or structure and its relationship with the primary use or building.

Article 9. Parking & Driveways

- This Article consolidates the requirements related to on-site parking spaces, lots, and areas, including driveways, into one section. Today, parking requirements span numerous regulations and sections of City Code.
- Table 9-1 in this draft LDC provides a ratio of the minimum number of parking spaces on a

site (off-street) required for each permitted use included in the draft. The current Zoning Regulations include minimum parking requirements that are outdated and do not align consistently with the permitted uses.

- The minimum requirements proposed in Table 9-1 were developed with consideration for local land uses and parking demand; however, national standards such as the ITE Parking Generation Manual were also consulted.
- Currently, no on-site parking is required in the Central Business District. As this LDC proposes to replace the Central Business District with new downtown districts, staff worked with a traffic planning consultant to evaluate the potential land use impacts for either expanding or reducing the geographic areas where this exemption from having to provide on-site parking is allowed. Based on the consultant's recommendations, this LDC proposes to allow for the exemption from requiring on-site parking in the Downtown Core, Downtown Growth, and Downtown Limited Districts. This proposal would be an expansion of the area served by public parking from the present Central Business District. However, residential uses would be required to provide 1 parking space on-site for every dwelling unit.
- As the lots and uses of land in the City can vary significantly, and the goals of the Comprehensive Master Plan are to promote alternative modes of transport and infill development, this LDC proposes the option for a reduction in the minimum on-site parking requirements. Following the criteria established in Section 9.2.7, a reduction of up to 10% of these minimum parking requirements may be requested from the Zoning Administrator, and a reduction of up to 50% may be requested from the Zoning Board of Adjustment.
- This LDC proposes to increase the distance allowed for remote/off-site parking from 300-ft to 1,000-ft.
- This Article proposes general design standards for parking lots in the City, as well as specific

location and screening requirements for parking located on lots in the downtown zoning districts in Table 9-4. The proposed parking lot screening requirements in Section 9.4.4 is a revision of the existing standards, which are included in both the Zoning Regulations and in the Planning Board Regulations.

Article 10. Sign Regulations

- This Article reorganizes and reformats the sign regulations, which are in the Zoning Regulations, to be easier to understand. Graphics are included to display sign measurements and the various sign types.
- This draft addresses sign regulations for the proposed downtown zoning districts.

Article 11. Surface Water Protection Overlay District

- This existing overlay zoning district establishes a surface water protection buffer that places limitations on the types of activities that would be permitted within either 30-ft or 75-ft of a surface water (including wetlands, rivers, lakes, vernal pools, etc) depending on the zoning district. Certain activities would require approval in the form of a Conditional Use Permit from the Planning Board.
- This LDC allows the Planning Board to grant a reduction of the surface water buffer width from either 75-ft to 30-ft or 30-ft to 10-ft.
- This LDC removes the requirement that surface waters be deducted from the calculation of minimum lot size.

Article 12. Hillside Protection Overlay District

- Sections of the existing Hillside Protection Overlay District were reorganized in this LDC, and graphics are included in this Article.
- This LDC removes the requirement that all prohibitive slopes and 50% of precautionary slopes be deducted from calculating minimum lot size.

Article 13. Telecommunications Overlay District

- This Article includes updated language and standards for the Telecommunications Overlay District. The edits made to this section were intended to make these standards consistent with NH RSA 12-K and current federal regulations.

Article 14. SEED Overlay District

- This Article modifies the existing Sustainable Energy Efficient Design (SEED) Overlay District in response to the proposed changes to uses and dimensional requirements with the downtown zoning districts. The area of the existing SEED District is reduced significantly in this LDC.

Article 15. Congregate Living & Social Services Conditional Use Permit

- This Article proposes standards for the Planning Board in its review of conditional use permits for certain congregate living and social services uses, including domestic violence shelter, residential care facility, drug treatment clinic, lodginghouse, group home, fraternity/sorority, residential drug/alcohol treatment facility, homeless shelter, and group resource center.

Article 16. Solar Energy System Conditional Use Permit

- This Article proposes standards for the Planning Board in its review of conditional use permits for large- and medium-scale, ground-mounted solar energy systems.
- Small-scale solar energy systems, which occupy 2,000 sf of land area or less, would be allowed as a primary or accessory use in all zoning districts, and would not require a conditional use permit.
- Roof-mounted solar energy systems would be allowed as an accessory use in all zoning districts, without a conditional use permit, subject to certain conditions, which are listed in Section 8.4.2.F.

Article 17. Anti-Nuisance Standards

- Currently, this section is referred to as Site Impact Standards in the Zoning Regulations. This LDC renames these standards “Anti-Nuisance Standards.”
- This LDC proposes to change the noise limits from 70 dBA at the property line to the limits listed in Table 17-1 of this Article. This table proposes daytime and nighttime limits, as well as varying limits for residential zoning districts and all other zoning districts.

Article 18. Non-Conformities

- This Article addresses the rules for expanding or enlarging a legally nonconforming use or structure, or changing a nonconforming use to another use. This LDC proposes minor modifications to the existing language in the Zoning Regulations for nonconformities, and includes standards for addressing nonconforming lots.

Article 19. Subdivision Regulations

- Currently, all subdivisions need to comply with the Planning Board’s Development Standards and there are not specific standards for subdivision review. This LDC includes standards for subdivisions specifically.
- The regulations related to conservation residential development subdivisions are consolidated in this Article, and were updated to include a more streamlined application/review process, to provide more flexible dimensional requirements, and to increase the density allowed in these types of subdivisions. Currently, regulations for this type of subdivision are in the Zoning Ordinance and in the Planning Board Site Plan and Subdivision Regulations.

Article 20. Site Development Standards

- This LDC removes development standards that are addressed by other regulations (e.g. *Floodplains*) or are typically enforced by state agencies (e.g. *air quality*).

- Some development standards are consolidated in this LDC as they address similar site impacts (e.g. surface water and wetlands, and traffic and comprehensive access management).
- This LDC proposes to edit the noise standard to reflect the sound limits addressed in Article 17.
- More specific screening and architectural / visual appearance standards are included in this LDC.
- This LDC proposes changes to the light level limits in the lighting standards, including a propose to increase the Uniformity Ratio to 5:1 from 4:1.

Article 21. Historic District Regulations

- This LDC proposes to exempt buildings (new development or redevelopment of existing buildings) younger than 50-years from being subject to this Article. All new development, which is not single- or two-family dwellings, would be subject to the Site Development Standards and site plan review procedures in this LDC. Currently, all structures and buildings in the Downtown Historic District are subject to the regulations in this Article.

Article 22. Street & Access Standards

- This Article is currently in the City Code of Ordinances as Chapter 70 – Public Improvement Standards.

Article 23. Floodplain Regulations

- This Article is currently in the City Code of Ordinances as Chapter 54 – Natural Resources.
- This LDC proposes to remove outdated references to the Ash Swamp Brook flood area, which was removed from the FEMA map in 2006.
- This LDC proposes to remove the 3-ft lower elevation limitation on compensatory storage, which allows for greater options in where compensatory storage may be located.
- A 5-year time period is included in the definition of Substantial Improvement in this LDC, where

the current regulations do not specify a period of time.

Article 24. Earth Excavation Overlay District

- Sections of the existing Earth Excavation Overlay District and the Planning Board's Earth Excavation Regulations were reorganized and incorporated in this LDC, and minor updates were made to ensure consistency with NH RSA 155-E.
- Article 25 of this draft LDC establishes criteria that the Planning Board would apply in reviewing and deciding on applications for an earth excavation permit.

Article 25. Application Procedures

- This Article includes an overview of the roles and responsibilities of the review and decision making authorities included in this LDC; outlines common application submittal and review procedures; and provides a description of the specific application, review, and filing procedures for the various types of zoning, planning, historic district, and permit decision processes.
- This LDC proposes the creation of a Minor Project Review Committee, as allowed by NH RSA 674:43,III, which would be composed of City staff and would assume the duties of the Planning Board for the review and approval of minor site plan review applications. With this proposal is a revision to the thresholds for the types of development that would require either Planning Board (Major Projects), Site Review Committee (Minor Projects) or Administrative Planning Review.

Article 26. Appeals

- This Article addresses the appeal process for the various decisions of board, committees, and/or administrators with respect to the standards, regulations and processes in the LDC.

Article 27. Enforcement

- This Article includes language related to the authority of the Building and Health Official and/or the Public Works Director to enforce the standards in the LDC.

Article 28. Definitions

- This section defines terms in this LDC; however, all of the use definitions are in Article 8 and terms that correspond to a measurement or dimensional standards are included in Section 1.3.



APPLICATION TO AMEND THE ZONING ORDINANCE

Petitioner City of Keene Community Development Dept Date 10/12/20

Address 3 Washington St, Keene, NH 03431

Telephone (____) 603-352-5440 Email: tkessler@ci.keene.nh.us

Existing Section Reference in Chapter 102, Zoning Ordinance See O-2020-10

Does the amendment change the existing "Minimum Lot Size" Yes No

Does the amendment change the existing "Permitted Uses" Yes No

Brief Description of Proposed Change Ordinance O-2020-10 is a proposal to replace Chapters 54, 70, 102, and sections of Chapter 18 of the City Code of Ordinances with the City of Keene, NH Land Development Code. This Code includes the City's Zoning Regulations, Subdivision Regulations, Site Plan Review Regulations, Historic District Regulations, Floodplain Regulations, Public Infrastructure Standards, Earth Excavation Regulations, and associated application and review procedures.

Aria Kessler
Petitioner's Signature

Submittal Requirements which must be complete at the time of submission to the City Clerk.

- A properly drafted Ordinance containing the amendment in a form meeting the requirements of the City Clerk.
- A typed or neatly printed narrative explaining the purpose of, effect of, and justification for the proposed change(s).
- \$100.00 application fee.
- As provided for in RSA 675:7, if the proposed amendment would change the minimum lot sizes or the permitted uses in a zoning district, and such change includes 100 or fewer properties, the Petitioner shall submit a notarized list of property owners affected by the zoning amendment. If the proposed amendment changes the boundary of a zoning district, the Petitioner shall submit a notarized list of all property owners within the zoning district directly affected by the proposed boundary line change, and of all property owners outside of the zoning district that abut the proposed boundary line change.

- The list shall include the tax map number and address of each abutter or owner, and must be current with the Assessing Department's records within ten days of submittal. Two sets of mailing labels shall be provided.

Date Received by City Clerk _____ Fee Received \$ _____

Ordinance # O-2020-10 _____ On City Council agenda _____

Workshop to be held _____ Public Hearing to be held _____

The petitioner is also responsible for the publication costs for the workshop and hearing notice. The Keene Sentinel will bill for the publication cost if the petitioner has an account with them. If the petitioner does not have an account, \$90.00 will be collected to cover the cost of the public hearing notice. Additional costs will be collected by the Planning Department for the publication of the public workshop notice.

Relating to City of Keene Land Development Code

That the Code of Ordinances of the City of Keene, New Hampshire, as amended, is hereby further amended as follows.

1. Add Chapter 100, "Land Development Code" to the Code of Ordinances, which shall read as presented in the attached document entitled, City of Keene, New Hampshire Land Development Code dated October 2020. This draft document contains amended versions of the City's Zoning Regulations, Subdivision Regulations, Site Plan Regulations, Historic District Regulations, Floodplain Regulations, Public Improvement Standards (referred to as Public Infrastructure Standards), Earth Excavation Regulations, and all related application and review procedures.
2. Remove the following sections of the Code of Ordinances in their entirety.
 - a. Chapter 18. Article V. "Historic Districts"
 - b. Chapter 34. "Environment"
 - c. Chapter 46. Article X. "Lodginghouses"
 - d. Chapter 54. "Natural Resources"
 - e. Chapter 70. "Public Improvement Standards"
 - f. Chapter 102. "Zoning"
 - g. Appendix B. Fee Schedule. Chapter 54. "Natural Resources". Article II. "Floodplain"
 - h. Appendix B. Fee Schedule. Chapter 54. "Natural Resources". Article III. "Land Filling and Excavation"
 - i. Appendix B. Fee Schedule. Chapter 70. "Public Improvement Standards"
 - j. Appendix B. Fee Schedule. Chapter 74. "Sign Code"
 - k. Appendix B. Fee Schedule. Chapter 102. "Zoning"
3. Delete the stricken text and add the bolded underlined text in the following sections of the Code of Ordinances.
 - a. Chapter 18. "Building Regulations." Article I. "In General." Sec. 18-2. "Definitions."

*"Lodginghouse shall mean any dwelling for ~~more than four~~ **between 5 and 16** unrelated **natural** persons, which ~~lets~~ **provides separate rooms for** sleeping accommodations **for a fee for a transient or permanent basis**, without personal care services, ~~with or without meals, but~~ **and** without separate cooking facilities for individual occupants. **A lodginghouse may include separate living quarters for an on-site property manager.** For purposes of this **article**, the term lodginghouse shall not include a hotel or motel."*
 - b. Chapter 18. Article III. "Property and Housing Standards." Section 18-259. "Sanitary Facilities."

*"(4) Sanitary facilities, shared facilities—~~Lodging House~~ **Congregate Living Uses**. At least one water closet, lavatory, and bathtub or shower shall be provided for all ~~lodginghouses~~ **congregate living uses, as defined in Chapter 100, Article 8 in the City Code of Ordinances**, for up to four rooms used as bedrooms. All such facilities shall be located within the building housing the sleeping rooms. Said facilities shall be*

accessible from a common hall, passageway, or a room used in common (lounge) and shall be not more than one story removed from any persons sharing such facilities. Such facilities shall not be located in a basement.”

- c. Chapter 18. Article III. “Property and Housing Standards.” Section 18-307. “Determination of the housing standards enforcement officer; issuance of orders, posting of placards.”

“(c) Any dwelling, dwelling unit or ~~lodginghouse~~ **congregate living use as defined in Chapter 100, Article 8 of the City Code of Ordinances**, which has been determined unfit for human habitation and which has been placarded as such by the housing standards enforcement officer shall be vacated within a reasonable time as required by the housing officer. No owner shall rent to any person for human habitation, and no person shall occupy, any dwelling or dwelling unit which has been determined unfit for human habitation and which has been placarded by the housing officer after the date which the officer has required the dwelling or dwelling unit to be vacated.”

- d. Chapter 46. Article I. “In General.” Section 46-1. “Definitions.”

~~“Lodginghouse means any dwelling for more than four persons, which lets sleeping accommodations for a transient or permanent basis, without personal care services, with or without meals, but without separate cooking facilities for individual occupants. For purposes of this article the term lodging house shall not include a hotel or motel.”~~

- e. Chapter 46. Article II. “Licensing Generally.” Section 46-63. “Designated licensing officials.”

Lodging house	City council
<u>Congregate Living and Social Services</u>	<u>City Council</u>

- f. Appendix B. “Fee Schedule.” Chapter 46. “Licenses and Permits.”

~~“§46-593. Lodginghouse license fee.....165.00”~~ **§46-569. Congregate Living and Social Services license fee.....\$165.00”**

- 4. Add the following language to Chapter 2, Article 5 “Boards and Commissions”, Division 15

“Planning Board,” relating to the powers of the Planning Board with respect to establishing a Minor Project Review Committee.

“(37) [The Planning Board shall] have the authority to delegate its site review powers and duties in regard to minor site plans to a committee of technically qualified administrators chosen by the Planning Board from the departments of public works, community development, or other similar departments in the City, in accordance with NH RSA 674:43(III). The process and procedures for this committee, which shall be known as the Minor Project Review Committee, are set forth herein in Article 25 of Chapter 100 of the City Code of Ordinances.”

5. Replace Chapter 46. Article X. “Lodginghouses” with the full text included below.

“ARTICLE X. CONGREGATE LIVING AND SOCIAL SERVICES LICENSE

Sec. 46-561. - Applicability.

From and after the effective date of the ordinance from which this Article derives no person shall keep, permit or suffer to exist any of the following congregate living or social services uses as defined in Chapter 100, Article 8 of the City Code of Ordinances without first having obtained a congregate living and social services license from the licensing authority for each property location.

- a) Drug Treatment Clinic
- b) Group Home, Large
- c) Group Home, Small
- d) Fraternity/Sorority
- e) Group Resource Center
- f) Homeless Shelter
- g) Lodginghouse
- h) Residential Care Facility
- i) Residential Drug/Alcohol Treatment Facility

Sec. 46-562. - Application and License Renewal Requirements.

In addition to the application requirements of Division 4 of this Chapter, the following information shall be required of an applicant for a congregate living and social services license and may be used by the licensing authority in evaluation of an application and annual renewal for such license.

1. Description of the property location including street address and tax map parcel number.
2. Description of the client population to be served, including a description of the services provided to the clients or residents of the facility and of any support or personal care services provided on- or off-site.
3. Description of the size and intensity of the facility, including information about: the number of occupants, including residents, clients, staff, visitors, etc.; maximum number of beds or persons that may be served by the facility; hours of operation; size and scale of buildings or structures on the site; and size of outdoor areas associated with the use.
4. For congregate living uses, the average length of stay for residents/occupants of the facility.
5. Name, phone number, and address of the property owner.
6. Name, phone number, and address of a person acting as the operator, if not the owner, who will serve as a point of 24-hour contact for the public and the City.
7. Evidence that all required licenses, permits or authority to operate have been obtained.
8. An Operations and Management Plan, which shall be based on industry standard “Best Management Practices”, and, at a minimum, shall address the following.
 - a. A security plan that includes provisions for onsite security including lighting, security cameras, and/or other measures appropriate to provide for adequate health and safety of clients and management.
 - b. A life safety plan that demonstrates compliance with the State Minimum Building Code and Fire Codes.
 - c. Staff training and procedures plan.
 - d. Health and safety plan.

- e. An emergency response plan that establishes procedures for addressing emergency situations and for coordinating with local emergency service providers.
- f. A neighborhood relations plan that includes provisions for communicating with adjacent property owners and the City of Keene, including the Keene Police Department.
- g. Building and site maintenance procedures.
- h. In addition to the materials listed above, homeless shelters shall be required to submit the following information as part of an Operations and Management Plan.
 - i. Rules of conduct and registration system for guests, including procedures for screening registered sex offenders and for separating individual guests and families with children.
 - ii. Policies and procedures for denying access to the homeless shelter when at maximum capacity or the determination that a person is unsuited for the facility, and how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled.

Sec. 46-563. - Compliance.

1. Prior to the issuance of an initial license, and prior to the reissuance of an annual license, all appropriate City enforcement officers shall make or cause to be made an inspection to determine if all applicable laws, ordinances, codes, permits, rules and regulations have been complied with, including but not limited to applicable operations and management plans submitted by the applicant as part of their license application.
2. The licensing authority shall either grant or to deny the license application within 30 calendar days of the receipt of the application. The licensing authority shall provide notice of its decision on the application in writing to the applicant.
 - a. In the event that the application is denied, the licensing authority shall provide a written statement to the applicant stating the specific reasons for the denial.
3. Any person aggrieved by the decision of the licensing authority to issue or to deny a license may appeal such decision as provided in Section 46-94 of the City Code of Ordinances.

Sec. 46-564. - Expiration.

Each congregate living and social services license issued under this Article shall expire on July 1 of the year subsequent to its issuance date notwithstanding the date of the initial issuance. No postponements of the expiration date shall be granted except for good cause shown and as determined by the licensing authority; provided that the license has been applied for prior to the annual expiration date.

Sec. 46-565. - Display.

Any congregate living and social services license issued pursuant to this Article shall be displayed in a prominent place on the exterior ground floor near the front door of the building.

Sec. 46-566. - Suspension or Revocation.

1. A congregate living and social services license may be suspended for a stated period of time for cause, or revoked for cause, by the licensing authority on complaint of one of the City’s enforcement officers, stating the specific basis for the suspension or revocation, the necessary corrective action to be taken, and the effective date of the suspension or revocation for non-compliance.
 - a. Notice shall be sufficient if sent by certified mail to the property owner and to the operator of the facility at the addresses listed on the license application form.
2. A congregate living and social services license may be suspended immediately if the licensing authority determines that immediate suspension is required to protect public health or safety.
3. Any suspension or revocation may be appealed as provided by Section 46-94 of the City Code of Ordinances.

Sec. 46-567. - Enforcement.

For the purposes of this Article, the licensing authority shall be the City of Keene City Council. Where compliance with zoning, building, plumbing, electrical and housing codes may be concerned, the enforcement officer shall be the Building and Health Official, and where fire and life safety codes may be concerned, the enforcement officer shall be the Fire Chief.

Sec. 46-568. - Penalties.

Any person who operates a congregate living or social services use as listed in Section 46-561 of this Article without having first obtained a congregate living and social services license in accordance with this Article, or who operates such a use without a valid license, shall be subject to a violation in accordance with City Code, Section 1-15 and subject to a fine of \$250.00.

Sec. 46-569. - Fee.

The fee for each congregate living and social services license application shall be as set forth in the schedule of fees in Appendix B of the City Code of Ordinances.

Secs. 46-570 - 46-620. - Reserved.”

6. Add to Appendix B of the City Code of Ordinances, “Chapter 100. Land Development Code (LDC) Fee Schedule,” which shall read as follows.

“Chapter 100. Land Development Code (LDC) Fee Schedule

§14.3 Sustainable Energy Efficient Development Overlay District Incentive	
Application Fee.....	\$100.00

§22.4 Service Connection Permit

Engineering Inspection Fees.....	\$55.00 per hour
Residential, Institutional or Commercial Building Service Connection Permit.....	\$15.00
Industrial Building Service Connection Permit.....	\$30.00

§25.3 Zoning Text or Zoning Map Amendment

Application Fee.....	\$100.00
Published Public Notice Fee.....	\$90.00

§25.4 Land Development Code Amendment

Application Fee.....	\$100.00
Published Public Notice Fee.....	\$90.00

§25.5 Zoning Variance

Application Fee.....	\$100.00
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§25.6 Zoning Special Exception

Application Fee.....	\$100.00
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§25.7 Expansion or Enlargement of a Nonconforming Use

Application Fee.....	\$100.00
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§25.8 Equitable Waiver of Zoning Dimensional Requirements

Application Fee.....	\$100.00
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§25.9 Zoning Administrator Written Interpretation

Application Fee.....	\$125.00
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§25.10 Subdivision Review

Subdivision Application Fee.....	\$200.00 + \$100.00 per lot
Conservation Residential Development Subdivision Application Fee....	\$200.00 + \$100.00 per lot
Boundary Line Adjustment Application Fee.....	\$100.00 + \$20.00 per lot
Voluntary Merger Application Fee.....	\$100.00 + \$20.00 per lot
Request to extend expiration of conditionally approved subdivision.....	\$25.00 for 1st request, \$50 for each request thereafter

§25.11 Planning Board Advice and Comment

Application Fee.....	\$25.00
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§25.12 Site Plan Review

Major Site Plan Application Fee.....	\$250.00 + \$0.05 per sf gross floor area of new construction
Minor Site Plan Application Fee.....	\$250.00 + \$0.05 per sf gross floor area of new construction
Request to modify an approved site plan.....	\$250.00 + \$0.05 per sf gross floor area of new construction
Request to extend expiration of conditionally approved site plan.....	\$25.00 for 1st request, \$50 for each request thereafter

§25.13 Administrative Planning Review
Review Fee.....\$125.00

§25.14 Conditional Use Permit (CUP)
Telecommunications CUP Application Fee.....\$300.00
Hillside Protection CUP Application Fee.....\$100.00
Surface Water Protection CUP Application Fee.....\$100.00
Congregate Living and Social Services CUP Application Fee.....\$100.00
Solar Energy System CUP Application Fee.....\$100.00

§25.15 Historic District Certificate of Appropriateness (COA)
Major Project Application Fee.....\$50.00
Minor Project Application Fee.....\$25.00
Request to modify an approved Major Project COA.....\$50.00

§25.16 Street Access Permit
Application Fee.....\$50.00

§25.17 Floodplain Development Permit
Floodplain Development Permit Application Fee.....\$50.00 + \$100 per acre (or portion thereof) of special flood hazard area proposed to be altered

§25.18 Sign Permit
Applications with a total project cost of \$5,000 or greater).....\$100.00 + \$10.00 per \$1,000 of total project value
Applications with a total project value less than \$5,000.....\$100.00

§25.19 Earth Excavation Permit
Application Fee.....\$50.00

Mailed Public Notice:
Postage for Certified mail.....Current USPS certified mail rate
Postage for First Class mail.....Current USPS First Class mail rate

Published Notice (*unless otherwise specified in this Land Development Code Fee Schedule, the published public notice fee shall be as specified below*):
Printing fee for legal advertisement in newspaper.....\$25

Recording Fee:
Recording Fee.....Current Cheshire County Registry of Deeds Fee, Including LCHIP fee”



APPLICATION TO AMEND THE ZONING MAP

Petitioner City of Keene Community Development Dept. Date 10/12/20

Address 3 Washington St, Keene, NH 03431

Telephone () 603-352-5440 Property Owner _____

Location of Property to be Rezoned See Attached Ordinance O-2020-11 and Maps

Approximate Acreage 220 Present Zoning District _____ Proposed Zoning District _____
acres

Validation of parcel ID# by
the Assessing Department

Assessing Department Staff

Aara Kesler

Petitioner's Signature

Submittal Requirements, which must be complete at the time of submission to the City Clerk.

- A properly drafted Ordinance containing the full description of the property to be rezoned and the proposed amendment along with a typed or neatly printed narrative explaining the purpose of, effect of, and justification for the proposed change(s).
- A notarized list of property owners/agents within the boundary of the area or areas proposed for rezoning as well as the names of all abutters of the property. This list shall include the tax map number and address of each abutter and owner, and must be current with the Assessing Department's records within ten days of submittal. The list shall also include the name of any agent who should receive notice. Two sets of mailing labels shall be provided.
- Three maps showing the boundary of the area or areas to be changed, one at 8 1/2" x 11" and two at City tax map scale (24" x 36").
- \$100.00 application fee plus an additional \$10.00 per acre or lot for a total sum not to exceed \$500.00 as well as the publication and postage fees identified below. Check made payable to City of Keene.

Ordinance Number O-2020-11 Date Received by City Clerk _____

Application Fee @ \$100.00	\$ _____
Area Fee @ \$10/00 per acre	\$ _____
Publication of Notice in <u>The Keene Sentinel</u> @ \$90.00	\$ _____
Postage Fees for property owners/ agents and abutters. Total # of notices _____ @ .50	\$ _____

The petitioner is also responsible for the publication costs for the public workshop before the joint Planning Board and Planning, Licenses and Development Committee. Additional costs will be collected by the Planning Department for the mailing costs associated with the public workshop as well as the publication of the public workshop notice.

Relating to Change of Zone – Downtown Keene Zoning Update

That the Zoning Map of the City of Keene, as adopted by the Keene City Council on December 15, 1977, as part of Chapter 102 entitled, “Zoning”, of the City of Keene, New Hampshire Code of Ordinances, as amended, be hereby further amended as follows.

1. The following zoning districts shall be established on the City of Keene Zoning Map as presented on the attached map, “O-2020-11 – Proposed Downtown Keene Zoning.”
 - a. Downtown Core (DT-C)
 - b. Downtown Edge (DT-E)
 - c. Downtown Growth (DT-G)
 - d. Downtown Institutional Campus (DT-I)
 - e. Downtown Limited (DT-L)
 - f. Downtown Transition (DT-T)

2. The parcels listed in the below table shall change zoning districts from the zoning district listed in the column labeled “Current Zoning District” to the zoning district in the column labeled “Proposed Zoning District.”

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
585028000000000	124 Water St	(BGR) Business Growth & Reuse	(DT-G) Downtown Growth
585027000000000	122 Water St	(BGR) Business Growth & Reuse	(DT-G) Downtown Growth
585008000000000	4 Crossfield St	(CB) Central Business	(DT-T) Downtown Transition
585024000000000	88 Water St	(CB) Central Business	(DT-T) Downtown Transition
585023000000000	84 Water St	(CB) Central Business	(DT-T) Downtown Transition
568046000000000	67 Mechanic St	(CB) Central Business	(DT-L) Downtown Limited
568052000000000	57 Mechanic St	(CB) Central Business	(DT-L) Downtown Limited
554097000000000	47 Mechanic St	(CB) Central Business	(DT-L) Downtown Limited
554087000000000	37 Mechanic St	(CB) Central Business	(DT-L) Downtown Limited
554081000000000	27 Mechanic St	(CB) Central Business	(DT-L) Downtown Limited
554082000000000	17 Mechanic St	(CB) Central Business	(DT-L) Downtown Limited
568072000000000	82 Washington St	(CB) Central Business	(DT-L) Downtown Limited

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
568071000000000	74 Washington St	(CB) Central Business	(DT-L) Downtown Limited
568070000000000	64 Washington St	(CB) Central Business	(DT-L) Downtown Limited
568069000000000	50 Washington St	(CB) Central Business	(DT-L) Downtown Limited
568056000000000	11 Vernon St	(CB) Central Business	(DT-L) Downtown Limited
568055000000000	1 Elm St	(CB) Central Business	(DT-L) Downtown Limited
568051000000000	31 Vernon St	(CB) Central Business	(DT-L) Downtown Limited
568050000000000	0 Court St	(CB) Central Business	(DT-L) Downtown Limited
568049000000000	49 Court St	(CB) Central Business	(DT-L) Downtown Limited
568054000000000	34 Mechanic St	(CB) Central Business	(DT-L) Downtown Limited
568053000000000	28 Mechanic St	(CB) Central Business	(DT-L) Downtown Limited
568022000000000	34 Court St	(CB) Central Business	(DT-C) Downtown Core
568021000000000	26 Court St	(CB) Central Business	(DT-C) Downtown Core
568020000000000	12 Court St	(CB) Central Business	(DT-C) Downtown Core
568019000000000	33 Winter St	(CB) Central Business	(DT-C) Downtown Core
575047000000000	60 Winter St	(CB) Central Business	(DT-C) Downtown Core
575046000000000	76 Winter St	(CB) Central Business	(DT-C) Downtown Core
575048000000000	55 West St	(CB) Central Business	(DT-C) Downtown Core
575049000000000	33 West St	(CB) Central Business	(DT-C) Downtown Core
568003000000000	37 Central Sq	(CB) Central Business	(DT-C) Downtown Core
568002000000000	38 Central Sq	(CB) Central Business	(DT-C) Downtown Core
568001000000000	43 Central Sq	(CB) Central Business	(DT-C) Downtown Core
575052000000000	48 Central Sq	(CB) Central Business	(DT-C) Downtown Core
575051000000000	50 Central Sq	(CB) Central Business	(DT-C) Downtown Core
575050000000000	19 West St	(CB) Central Business	(DT-C) Downtown Core
568062000000000	23 Central Sq	(CB) Central Business	(DT-C) Downtown Core
568060000000000	7 Court St	(CB) Central Business	(DT-C) Downtown Core
568061000000000	32 Central Sq	(CB) Central Business	(DT-C) Downtown Core
568063000000000	20 Central Sq	(CB) Central Business	(DT-C) Downtown Core
568064000000000	26 Washington St	(CB) Central Business	(DT-C) Downtown Core
568065000001000	32 Washington St	(CB) Central Business	(DT-C) Downtown Core
568066000000000	34 Washington St	(CB) Central Business	(DT-C) Downtown Core
568067000000000	38 Washington St	(CB) Central Business	(DT-C) Downtown Core
568068000000000	40 Washington St	(CB) Central Business	(DT-C) Downtown Core
568057000000000	10 Vernon St	(CB) Central Business	(DT-C) Downtown Core
568058000000000	32 Washington St	(CB) Central Business	(DT-C) Downtown Core
568059000000000	32 Vernon St	(CB) Central Business	(DT-C) Downtown Core
569056000000000	31 Washington St	(CB) Central Business	(DT-C) Downtown Core
568073000000000	3 Washington St	(CB) Central Business	(DT-C) Downtown Core
568074000000000	4 Central Sq	(CB) Central Business	(DT-C) Downtown Core
568075000000000	1 Central Sq	(CB) Central Business	(DT-C) Downtown Core
569057000000000	40 Roxbury St	(CB) Central Business	(DT-C) Downtown Core
575053000000000	2 Main St	(CB) Central Business	(DT-C) Downtown Core
574006000000000	25 Roxbury St	(CB) Central Business	(DT-C) Downtown Core

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
574005000000000	37 Roxbury St	(CB) Central Business	(DT-C) Downtown Core
574004000000000	43 Roxbury St	(CB) Central Business	(DT-C) Downtown Core
574001000000000	65 Roxbury St	(CB) Central Business	(DT-C) Downtown Core
574014000000000	92 Church St	(CB) Central Business	(DT-C) Downtown Core
574013000000000	11 Ninety-Third St	(CB) Central Business	(DT-C) Downtown Core
574034000000000	18 Ninety-Third St	(CB) Central Business	(DT-C) Downtown Core
574012001000000	17 Ninety-Third St	(CB) Central Business	(DT-C) Downtown Core
574011000000000	78 Railroad St	(CB) Central Business	(DT-C) Downtown Core
574010000000000	76 Railroad St	(CB) Central Business	(DT-C) Downtown Core
574003000000000	15 Roxbury Plaza	(CB) Central Business	(DT-C) Downtown Core
574002000000000	21 Roxbury Plaza	(CB) Central Business	(DT-C) Downtown Core
574008000000000	0 Church St	(CB) Central Business	(DT-C) Downtown Core
574009000000000	37 Church St	(CB) Central Business	(DT-C) Downtown Core
575055000000000	42 Main St	(CB) Central Business	(DT-C) Downtown Core
575056000000000	64 Main St	(CB) Central Business	(DT-C) Downtown Core
574007000000000	16 Church St	(CB) Central Business	(DT-C) Downtown Core
575054000000000	22 Main St	(CB) Central Business	(DT-C) Downtown Core
574042000000000	0 Railroad St	(CB) Central Business	(DT-C) Downtown Core
575057000000000	82 Main St	(CB) Central Business	(DT-C) Downtown Core
575058000000000	88 Main St	(CB) Central Business	(DT-C) Downtown Core
574041000000000	0 Cypress St	(CB) Central Business	(DT-C) Downtown Core
585007000000000	96 Dunbar St	(CB) Central Business	(DT-C) Downtown Core
585006000000000	88 Dunbar St	(CB) Central Business	(DT-C) Downtown Core
585005000000000	78 Dunbar St	(CB) Central Business	(DT-C) Downtown Core
575059000000000	100 Main St	(CB) Central Business	(DT-C) Downtown Core
575060000000000	102 Main St	(CB) Central Business	(DT-C) Downtown Core
575061000000000	106 Main St	(CB) Central Business	(DT-C) Downtown Core
575062000000000	110 Main St	(CB) Central Business	(DT-C) Downtown Core
574043000000000	12 Eagle Ct	(CB) Central Business	(DT-C) Downtown Core
574040000000000	75 Railroad St	(CB) Central Business	(DT-C) Downtown Core
575006000000000	115 Main St	(CB) Central Business	(DT-C) Downtown Core
575007000000000	101 Main St	(CB) Central Business	(DT-C) Downtown Core
575008000000000	89 Main St	(CB) Central Business	(DT-C) Downtown Core
575011000000000	87 Main St	(CB) Central Business	(DT-C) Downtown Core
575012000000000	81 Main St	(CB) Central Business	(DT-C) Downtown Core
575013000000000	2 Gilbo Ave	(CB) Central Business	(DT-C) Downtown Core
575014000000000	12 Gilbo Ave	(CB) Central Business	(DT-C) Downtown Core
575024000000000	49 Main St	(CB) Central Business	(DT-C) Downtown Core
575025000000000	45 Main St	(CB) Central Business	(DT-C) Downtown Core
575026000000000	35 Main St	(CB) Central Business	(DT-C) Downtown Core
575027000000000	0 Lamson St	(CB) Central Business	(DT-C) Downtown Core
575022000000000	19 Gilbo Ave	(CB) Central Business	(DT-C) Downtown Core
575023000000000	0 Gilbo Ave	(CB) Central Business	(DT-C) Downtown Core

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
575038000000000	70 West St	(CB) Central Business	(DT-C) Downtown Core
575037000000000	60 West St	(CB) Central Business	(DT-C) Downtown Core
575036000000000	43 Saint James St	(CB) Central Business	(DT-C) Downtown Core
575035000000000	49 Saint James St	(CB) Central Business	(DT-C) Downtown Core
575034000000000	44 West St	(CB) Central Business	(DT-C) Downtown Core
575033000000000	34 West St	(CB) Central Business	(DT-C) Downtown Core
575028000000000	17 Federal St	(CB) Central Business	(DT-C) Downtown Core
575032000000000	20 West St	(CB) Central Business	(DT-C) Downtown Core
575031000000000	1 Main St	(CB) Central Business	(DT-C) Downtown Core
575030000000000	15 Main St	(CB) Central Business	(DT-C) Downtown Core
575029000000000	27 Main St	(CB) Central Business	(DT-C) Downtown Core
584070000000000	120 Emerald St	(CB) Central Business	(DT-G) Downtown Growth
584069000000000	104 Emerald St	(CB) Central Business	(DT-G) Downtown Growth
584068000000000	80 Emerald St	(CB) Central Business	(DT-G) Downtown Growth
575017000000000	0 School St	(CB) Central Business	(DT-G) Downtown Growth
575016000000000	0 Gilbo Ave	(CB) Central Business	(DT-G) Downtown Growth
584072000000000	85 Emerald St	(CB) Central Business	(DT-G) Downtown Growth
575001000000000	5 Wilson St	(CB) Central Business	(DT-G) Downtown Growth
584073000000000	59 Emerald St	(CB) Central Business	(DT-G) Downtown Growth
575002000000000	6 Wilson St	(CB) Central Business	(DT-G) Downtown Growth
575003000000000	12 Wilson St	(CB) Central Business	(DT-G) Downtown Growth
584074000000000	43 Emerald St	(CB) Central Business	(DT-G) Downtown Growth
575009000000000	20 Commercial St	(CB) Central Business	(DT-G) Downtown Growth
575004000000000	31 Emerald St	(CB) Central Business	(DT-G) Downtown Growth
584075000000000	37 Emerald St	(CB) Central Business	(DT-G) Downtown Growth
575005000000000	7 Emerald St	(CB) Central Business	(DT-G) Downtown Growth
575010000000000	0 Commercial St	(CB) Central Business	(DT-G) Downtown Growth
575015000000000	0 Gilbo Ave	(CB) Central Business	(DT-G) Downtown Growth
575021000000000	0 Gilbo Ave	(CB) Central Business	(DT-G) Downtown Growth
575020000000000	0 Gilbo Ave	(CB) Central Business	(DT-G) Downtown Growth
575019000000000	0 Gilbo Ave	(CB) Central Business	(DT-G) Downtown Growth
575040000000000	100 West St	(CB) Central Business	(DT-G) Downtown Growth
575039000000000	86 West St	(CB) Central Business	(DT-G) Downtown Growth
575041000000000	104 West St	(CB) Central Business	(DT-G) Downtown Growth
574038000000000	158 Water St	(CB) Central Business	(DT-G) Downtown Growth
574039000000000	0 Water St	(CB) Central Business	(DT-G) Downtown Growth
585029000000000	152 Water St	(CB) Central Business	(DT-G) Downtown Growth
585026000000000	0 Water St	(CB) Central Business	(DT-G) Downtown Growth
585025000000000	92 Water St	(CB) Central Business	(DT-G) Downtown Growth
567001000000000	0 Ashuelot St	(CBL) Central Business Ltd.	(HD) High Density
576014000000000	30 Ashuelot St	(CBL) Central Business Ltd.	(COM) Commerce
576016000000000	29 Ashuelot St	(CBL) Central Business Ltd.	(COM) Commerce
576017000000000	9 Ashuelot St	(CBL) Central Business Ltd.	(COM) Commerce

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
576018000000000	189 West St	(CBL) Central Business Ltd.	(COM) Commerce
569059000000000	88 Roxbury St	(CBL) Central Business Ltd.	(DT-T) Downtown Transition
569058000000000	80 Roxbury St	(CBL) Central Business Ltd.	(DT-T) Downtown Transition
584058000000000	21 Davis St	(CBL) Central Business Ltd.	(DT-T) Downtown Transition
584060000000000	147 Main St	(CBL) Central Business Ltd.	(DT-C) Downtown Core
584059000000000	0 Davis St	(CBL) Central Business Ltd.	(DT-C) Downtown Core
584061000000000	143 Main St	(CBL) Central Business Ltd.	(DT-C) Downtown Core
584062000000000	133 Main St	(CBL) Central Business Ltd.	(DT-C) Downtown Core
584063000000000	125 Main St	(CBL) Central Business Ltd.	(DT-C) Downtown Core
584064000000000	12 Emerald St	(CBL) Central Business Ltd.	(DT-C) Downtown Core
569065000000000	98 Roxbury St	(CBL) Central Business Ltd.	(DT-E) Downtown Edge
569066000000000	106 Roxbury St	(CBL) Central Business Ltd.	(DT-E) Downtown Edge
569107000000000	103 Roxbury St	(CBL) Central Business Ltd.	(DT-E) Downtown Edge
569108000000000	93 Roxbury St	(CBL) Central Business Ltd.	(DT-E) Downtown Edge
569109000000000	81 Roxbury St	(CBL) Central Business Ltd.	(DT-E) Downtown Edge
574015000000000	100 Church St	(CBL) Central Business Ltd.	(DT-E) Downtown Edge
574016000000000	110 Church St	(CBL) Central Business Ltd.	(DT-E) Downtown Edge
574017000000000	116 Church St	(CBL) Central Business Ltd.	(DT-E) Downtown Edge
574033000000000	115 Church St	(CBL) Central Business Ltd.	(DT-E) Downtown Edge
574036000002000	110 Railroad St	(CBL) Central Business Ltd.	(DT-E) Downtown Edge
574036000000000	0 Railroad St	(CBL) Central Business Ltd.	(DT-E) Downtown Edge
584067000000000	48 Emerald St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
584066000000000	38 Emerald St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
584065000000000	32 Emerald St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
576001000000000	122 West St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
576002000000000	166 West St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
576003000000000	172 West St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
576005000000000	0 Gilbo Ave	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
576004000000000	194 West St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
574036000000000	0 Railroad St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
584001000000000	122 Main St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
585003000000000	10 Dunbar St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
585002000000000	11 Eagle Ct	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
585004000000000	16 Dunbar St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
585001000000000	24 Dunbar St	(CBL) Central Business Ltd.	(DT-G) Downtown Growth
585083000000000	36 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
585084000000000	50 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
585085000000000	56 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
585045000000000	84 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
590086000000000	91 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
590087000000000	89 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
590088000000000	83 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
590089000000000	71 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
590090000000000	67 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
590094000000000	59 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
590093000000000	57 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
590095000000000	53 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
590096000000000	47 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
585086000000000	33 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
583027000000000	60 Foundry St	(COM) Commerce	(DT-E) Downtown Edge
583033000000000	0 Emerald St	(COM) Commerce	(DT-E) Downtown Edge
583028000000000	152 Davis St	(COM) Commerce	(DT-E) Downtown Edge
583030000000000	55 Ralston St	(COM) Commerce	(DT-E) Downtown Edge
584042000000000	134 Davis St	(COM) Commerce	(DT-E) Downtown Edge
584043000000000	56 Ralston St	(COM) Commerce	(DT-E) Downtown Edge
584044000000000	66 Ralston St	(COM) Commerce	(DT-E) Downtown Edge
591007000000000	131 Winchester St	(COM) Commerce	(DT-E) Downtown Edge
592037000000000	141 Winchester St	(COM) Commerce	(DT-E) Downtown Edge
592036000000000	147 Winchester St	(COM) Commerce	(DT-E) Downtown Edge
592035000000000	165 Winchester St	(COM) Commerce	(DT-E) Downtown Edge
583029000000000	81 Ralston St	(COM) Commerce	(DT-E) Downtown Edge
592033000000000	185 Winchester St	(COM) Commerce	(DT-E) Downtown Edge
592034000000000	0 Foundry St	(COM) Commerce	(DT-E) Downtown Edge
583026000000000	38 Foundry St	(COM) Commerce	(DT-E) Downtown Edge
592032000000000	195 Winchester St	(COM) Commerce	(DT-E) Downtown Edge
592031000000000	223 Winchester St	(COM) Commerce	(DT-E) Downtown Edge
583034000000000	160 Emerald St	(COM) Commerce	(DT-G) Downtown Growth
583033001001000	0 Emerald St	(COM) Commerce	(DT-G) Downtown Growth
583033001000000	0 Emerald St	(COM) Commerce	(DT-G) Downtown Growth
583032000000000	1 Ralston St	(COM) Commerce	(DT-G) Downtown Growth
583031000000000	19 Ralston St	(COM) Commerce	(DT-G) Downtown Growth
583039000000000	0 Emerald St	(COM) Commerce	(DT-G) Downtown Growth
576007000000000	149 Emerald St	(COM) Commerce	(DT-G) Downtown Growth
575018000000000	0 School St	(COM) Commerce	(DT-G) Downtown Growth
584071000000000	0 Emerald St	(COM) Commerce	(DT-G) Downtown Growth
576006000000000	0 Gilbo Ave	(COM) Commerce	(DT-G) Downtown Growth
585082000000000	196 Main St	(COM) Commerce	(DT-G) Downtown Growth
584003000000000	174 Main St	(COM) Commerce	(DT-G) Downtown Growth
584002000000000	162 Main St	(COM) Commerce	(DT-G) Downtown Growth
585014000000000	17 Dunbar St	(COM) Commerce	(DT-G) Downtown Growth
569015000000000	18 Spring St	(HD) High Density	(DT-T) Downtown Transition
569016000000000	20 Spring St	(HD) High Density	(DT-T) Downtown Transition
569017000000000	30 Spring St	(HD) High Density	(DT-T) Downtown Transition
569018000000000	38 Spring St	(HD) High Density	(DT-T) Downtown Transition
569019000000000	52 Spring St	(HD) High Density	(DT-T) Downtown Transition

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
56902000000000	58 Spring St	(HD) High Density	(DT-T) Downtown Transition
56905400000000	47 Spring St	(HD) High Density	(DT-T) Downtown Transition
56905300000000	57 Spring St	(HD) High Density	(DT-T) Downtown Transition
56906200000000	28 Roxbury Ct	(HD) High Density	(DT-T) Downtown Transition
56906100000000	22 Roxbury Ct	(HD) High Density	(DT-T) Downtown Transition
56906000000000	16 Roxbury Ct	(HD) High Density	(DT-T) Downtown Transition
58501300000000	19 Dunbar St	(HD) High Density	(DT-T) Downtown Transition
58501200000000	31 Dunbar St	(HD) High Density	(DT-T) Downtown Transition
58501100000000	41 Dunbar St	(HD) High Density	(DT-T) Downtown Transition
58501000000000	57 Dunbar St	(HD) High Density	(DT-T) Downtown Transition
58500900000000	65 Dunbar St	(HD) High Density	(DT-T) Downtown Transition
58502200000000	74 Water St	(HD) High Density	(DT-T) Downtown Transition
58502100000000	68 Water St	(HD) High Density	(DT-T) Downtown Transition
58502000000000	60 Water St	(HD) High Density	(DT-T) Downtown Transition
58501900000000	54 Water St	(HD) High Density	(DT-T) Downtown Transition
58501800000000	48 Water St	(HD) High Density	(DT-T) Downtown Transition
58501700000000	42 Water St	(HD) High Density	(DT-T) Downtown Transition
58501600000000	32 Water St	(HD) High Density	(DT-T) Downtown Transition
58501500000000	26 Water St	(HD) High Density	(DT-T) Downtown Transition
58405700000000	29 Davis St	(HD) High Density	(DT-T) Downtown Transition
58405600000000	37 Davis St	(HD) High Density	(DT-T) Downtown Transition
58405500000000	47 Davis St	(HD) High Density	(DT-T) Downtown Transition
58405200000000	59 Davis St	(HD) High Density	(DT-T) Downtown Transition
58405300000000	47 Wilson St	(HD) High Density	(DT-T) Downtown Transition
58405400000000	43 Wilson St	(HD) High Density	(DT-T) Downtown Transition
58405100000000	71 Davis St	(HD) High Density	(DT-T) Downtown Transition
58405000000000	75 Davis St	(HD) High Density	(DT-T) Downtown Transition
58404900000000	87 Davis St	(HD) High Density	(DT-T) Downtown Transition
58404800000000	97 Davis St	(HD) High Density	(DT-T) Downtown Transition
58404700000000	107 Davis St	(HD) High Density	(DT-T) Downtown Transition
58404600000000	121 Davis St	(HD) High Density	(DT-T) Downtown Transition
58404500000000	125 Davis St	(HD) High Density	(DT-T) Downtown Transition
59100100000000	283 Main St	(HD) High Density	(DT-I) Downtown Institutional Campus
58400600000000	161 Main St	(HD) High Density	(DT-G) Downtown Growth
58400400000000	27 Winchester St	(HD) High Density	(DT-G) Downtown Growth
58400500000000	199 Main St	(HD) High Density	(DT-G) Downtown Growth
57403700000000	93 Railroad St	(I) Industrial	(DT-G) Downtown Growth
57601900000000	171 West St	(O) Office	(DT-T) Downtown Transition
57602400000000	17 Wilder St	(O) Office	(DT-T) Downtown Transition
57602500000000	151 West St	(O) Office	(DT-T) Downtown Transition
57602600000000	143 West St	(O) Office	(DT-T) Downtown Transition
57603000000000	129 West St	(O) Office	(DT-T) Downtown Transition

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
575042000000000	117 West St	(O) Office	(DT-T) Downtown Transition
575045000000000	105 West St	(O) Office	(DT-T) Downtown Transition
575044000000000	86 Winter St	(O) Office	(DT-T) Downtown Transition
568006000000000	41 School St	(O) Office	(DT-T) Downtown Transition
568007000000000	75 Winter St	(O) Office	(DT-T) Downtown Transition
568008000000000	67 Winter St	(O) Office	(DT-T) Downtown Transition
568009000000000	61 Winter St	(O) Office	(DT-T) Downtown Transition
568010000000000	8 Middle St	(O) Office	(DT-T) Downtown Transition
568011000000000	16 Middle St	(O) Office	(DT-T) Downtown Transition
568012000000000	22 Middle St	(O) Office	(DT-T) Downtown Transition
568013000000000	28 Middle St	(O) Office	(DT-T) Downtown Transition
568026000000000	38 Middle St	(O) Office	(DT-T) Downtown Transition
568034000000000	61 Summer St	(O) Office	(DT-T) Downtown Transition
568035000000000	53 Summer St	(O) Office	(DT-T) Downtown Transition
568036000000000	45 Summer St	(O) Office	(DT-T) Downtown Transition
568037000000000	39 Summer St	(O) Office	(DT-T) Downtown Transition
568038000000000	31 Summer St	(O) Office	(DT-T) Downtown Transition
568039000000000	21 Summer St	(O) Office	(DT-T) Downtown Transition
568040000000000	56 Court St	(O) Office	(DT-T) Downtown Transition
568041000000000	70 Court St	(O) Office	(DT-T) Downtown Transition
568042000000000	82 Court St	(O) Office	(DT-T) Downtown Transition
568023000000000	42 Court St	(O) Office	(DT-T) Downtown Transition
568024000000000	18 Summer St	(O) Office	(DT-T) Downtown Transition
568025000000000	37 Middle St	(O) Office	(DT-T) Downtown Transition
568014000000000	29 Middle St	(O) Office	(DT-T) Downtown Transition
568015000000000	33 Center St	(O) Office	(DT-T) Downtown Transition
568016000000000	27 Center St	(O) Office	(DT-T) Downtown Transition
568017000000000	23 Center St	(O) Office	(DT-T) Downtown Transition
568018000000000	17 Center St	(O) Office	(DT-T) Downtown Transition
568048000000000	55 Court St	(O) Office	(DT-T) Downtown Transition
568047000000000	61 Court St	(O) Office	(DT-T) Downtown Transition
568045000000000	73 Court St	(O) Office	(DT-T) Downtown Transition
568044000000000	81 Court St	(O) Office	(DT-T) Downtown Transition
554107000000000	83 Court St	(O) Office	(DT-T) Downtown Transition
554106000000000	91 Court St	(O) Office	(DT-T) Downtown Transition
554085000000000	112 Washington St	(O) Office	(DT-T) Downtown Transition
554084000000000	106 Washington St	(O) Office	(DT-T) Downtown Transition
554083000000000	100 Washington St	(O) Office	(DT-T) Downtown Transition
569001000000000	85 Washington St	(O) Office	(DT-T) Downtown Transition
569013000000000	69 Washington St	(O) Office	(DT-T) Downtown Transition
569014000000000	57 Washington St	(O) Office	(DT-T) Downtown Transition
590097000000000	222 Main St	(O) Office	(DT-T) Downtown Transition
590098000000000	226 Main St	(O) Office	(DT-T) Downtown Transition

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
590099000000000	232 Main St	(O) Office	(DT-T) Downtown Transition
590101000000000	238 Main St	(O) Office	(DT-T) Downtown Transition
590100000000000	246 Main St	(O) Office	(DT-T) Downtown Transition
590109000000000	266 Main St	(O) Office	(DT-T) Downtown Transition
590110000000000	272 Main St	(O) Office	(DT-T) Downtown Transition

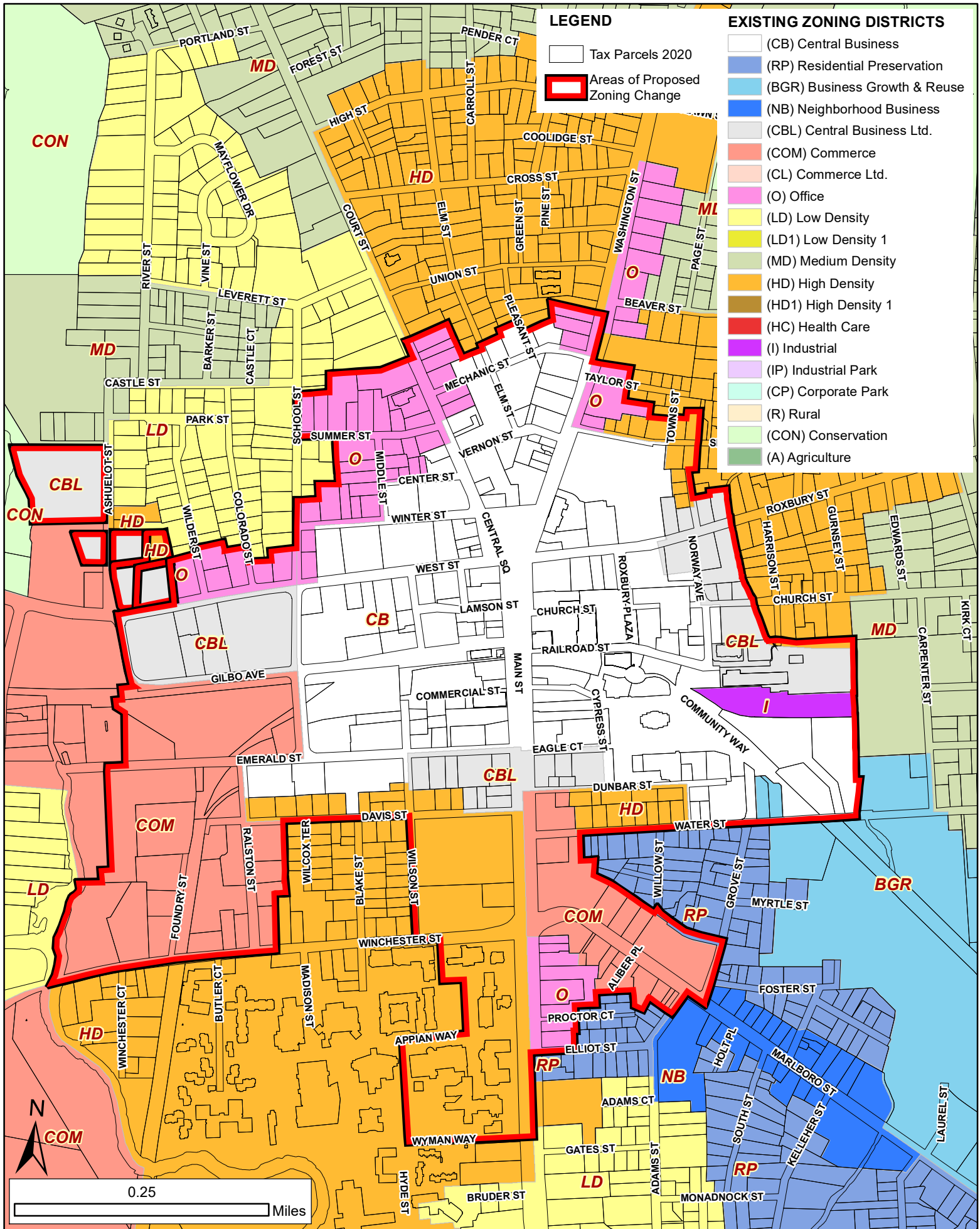
3. The Gilbo Avenue Design Overlay District and the Downtown Railroad Property Redevelopment Overlay District shall be removed from the Zoning Map.

4. The following parcels shall be removed from the Sustainable Energy Efficient Development (SEED) Overlay District.
 - 575010000000000 (0 Commercial St)
 - 575009000000000 (20 Commercial St)
 - 585008000000000 (4 Crossfield St)
 - 574041000000000 (0 Cypress St)
 - 584059000000000 (0 Davis St)
 - 584058000000000 (21 Davis St)
 - 584057000000000 (29 Davis St)
 - 584056000000000 (37 Davis St)
 - 584055000000000 (47 Davis St)
 - 584052000000000 (59 Davis St)
 - 584051000000000 (71 Davis St)
 - 584050000000000 (75 Davis St)
 - 584049000000000 (87 Davis St)
 - 584048000000000 (97 Davis St)
 - 584047000000000 (107 Davis St)
 - 584046000000000 (121 Davis St)
 - 584045000000000 (125 Davis St)
 - 584042000000000 (134 Davis St)
 - 583028000000000 (152 Davis St)
 - 585003000000000 (10 Dunbar St)
 - 585004000000000 (16 Dunbar St)
 - 585014000000000 (17 Dunbar St)
 - 585013000000000 (19 Dunbar St)
 - 585001000000000 (24 Dunbar St)
 - 585012000000000 (31 Dunbar St)
 - 585011000000000 (41 Dunbar St)
 - 585010000000000 (57 Dunbar St)
 - 585009000000000 (65 Dunbar St)
 - 585005000000000 (78 Dunbar St)
 - 585006000000000 (88 Dunbar St)
 - 585007000000000 (96 Dunbar St)
 - 585002000000000 (11 Eagle Ct)
 - 574043000000000 (12 Eagle Ct)
 - 583033000000000 (0 Emerald St)
 - 583033001001000 (0 Emerald St)
 - 575005000000000 (7 Emerald St)
 - 584064000000000 (12 Emerald St)
 - 575004000000000 (31 Emerald St)
 - 584065000000000 (32 Emerald St)
 - 584075000000000 (37 Emerald St)
 - 584066000000000 (38 Emerald St)
 - 584074000000000 (43 Emerald St)
 - 584067000000000 (48 Emerald St)
 - 584073000000000 (59 Emerald St)
 - 584068000000000 (80 Emerald St)
 - 584072000000000 (85 Emerald St)
 - 584069000000000 (104 Emerald St)
 - 584070000000000 (120 Emerald St)
 - 583034000000000 (160 Emerald St)
 - 583035000000000 (220 Emerald St)
 - 583026000000000 (38 Foundry St)
 - 583027000000000 (60 Foundry St)
 - 592034000000000 (0 Foundry St)
 - 575013000000000 (2 Gilbo Ave)
 - 575014000000000 (12 Gilbo Ave)
 - 575015000000000 (0 Gilbo Ave)
 - 575016000000000 (0 Gilbo Ave)
 - 575012000000000 (81 Main St)
 - 575057000000000 (82 Main St)
 - 575011000000000 (87 Main St)
 - 575058000000000 (88 Main St)
 - 575008000000000 (89 Main St)
 - 575059000000000 (100 Main St)
 - 575007000000000 (101 Main St)
 - 575060000000000 (102 Main St)
 - 575061000000000 (106 Main St)
 - 575062000000000 (110 Main St)
 - 575006000000000 (115 Main St)
 - 584001000000000 (122 Main St)
 - 584063000000000 (125 Main St)
 - 584062000000000 (133 Main St)
 - 584061000000000 (143 Main St)
 - 584060000000000 (147 Main St)
 - 584006000000000 (161 Main St)
 - 584002000000000 (162 Main St)
 - 584003000000000 (174 Main St)

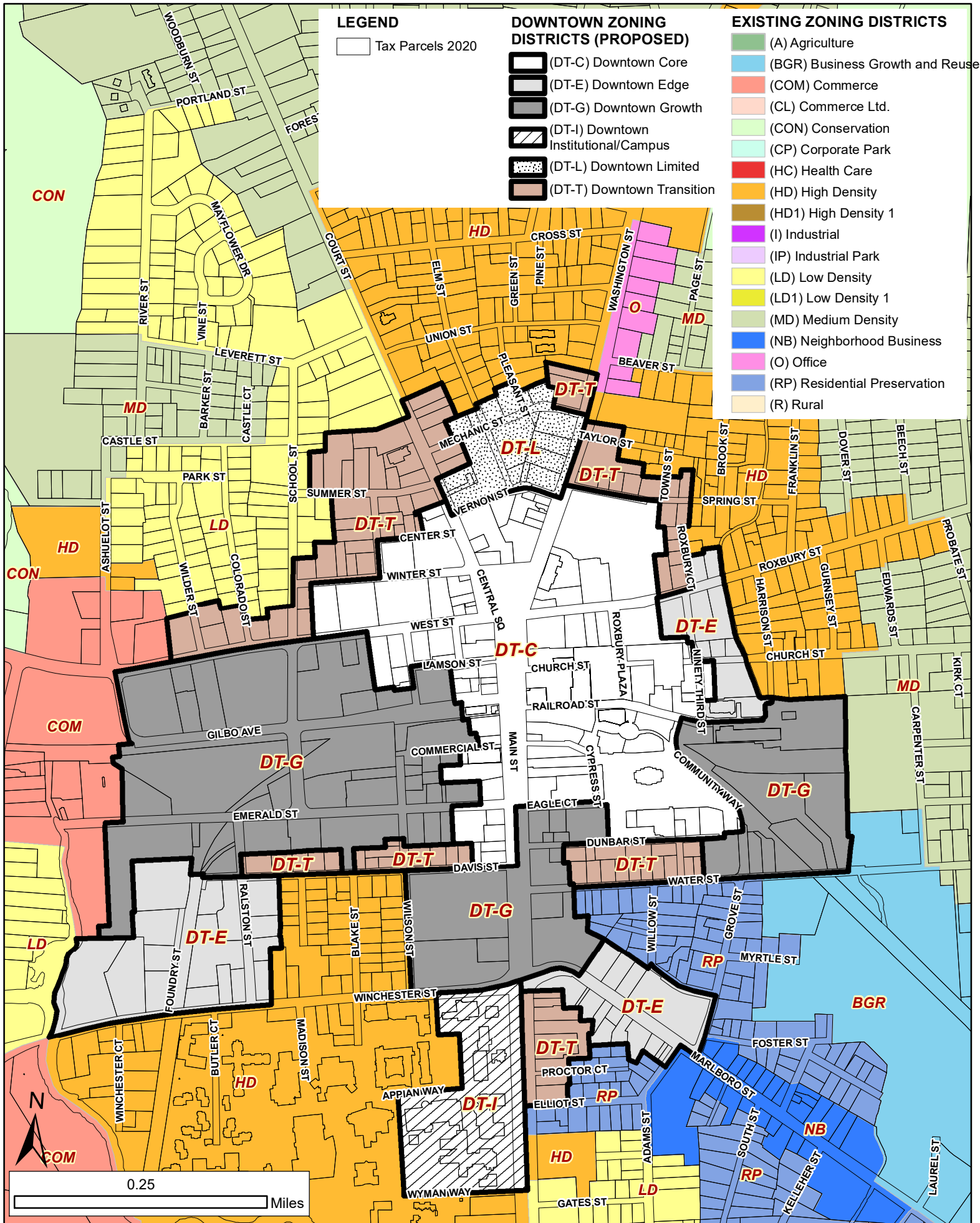
- 585082000000000 (196 Main St)
- 584005000000000 (199 Main St)
- 574035000000000 (0 Railroad St)
- 574036000000000 (0 Railroad St)
- 574037000000000 (93 Railroad St)
- 574040000000000 (75 Railroad St)
- 574041000000000 (51 Railroad St)
- 574042000000000 (0 Railroad St)
- 5740360000003000 (0 Railroad St)
- 583029000000000 (81 Ralston St)
- 583030000000000 (55 Ralston St)
- 583031000000000 (19 Ralston St)
- 583032000000000 (1 Ralston St)
- 584043000000000 (56 Ralston St)
- 584044000000000 (66 Ralston St)
- 575017000000000 (0 School St)
- 574039000000000 (0 Water St)
- 585026000000000 (0 Water St)
- 585015000000000 (26 Water St)
- 585016000000000 (32 Water St)
- 585017000000000 (42 Water St)
- 585018000000000 (48 Water St)
- 585019000000000 (54 Water St)
- 585020000000000 (60 Water St)
- 585021000000000 (68 Water St)
- 585022000000000 (74 Water St)
- 585023000000000 (84 Water St)
- 585024000000000 (88 Water St)
- 585025000000000 (92 Water St)
- 585027000000000 (122 Water St)
- 585028000000000 (124 Water St)
- 585029000000000 (152 Water St)
- 574038000000000 (158 Water St)
- 575001000000000 (5 Wilson St)
- 575002000000000 (6 Wilson St)
- 575003000000000 (12 Wilson St)
- 584053000000000 (47 Wilson St)
- 584054000000000 (43 Wilson St)
- 591007000000000 (131 Winchester St)
- 592031000000000 (223 Winchester St)
- 592032000000000 (195 Winchester St)
- 592033000000000 (185 Winchester St)
- 592035000000000 (165 Winchester St)
- 592036000000000 (147 Winchester St)
- 592037000000000 (141 Winchester St)
- 584004000000000 (27 Winchester St)

George Hansel, Mayor

Ordinance #O-2020-11 Existing Downtown Keene Zoning


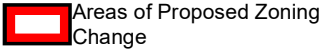


Ordinance #O-2020-11 Proposed Downtown Keene Zoning

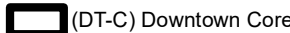
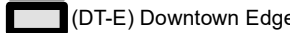
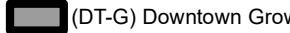
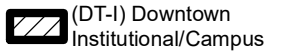
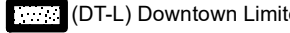
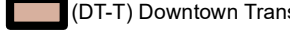


Ordinance #O-2020-11 Proposed Downtown Keene Zoning

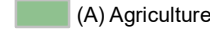
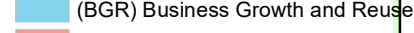
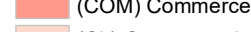
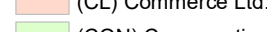
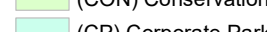
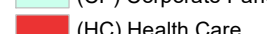
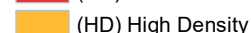
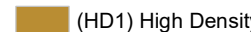
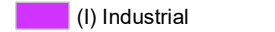
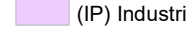
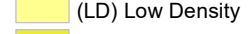
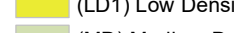
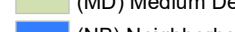
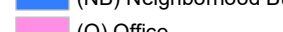

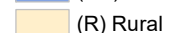


LEGEND

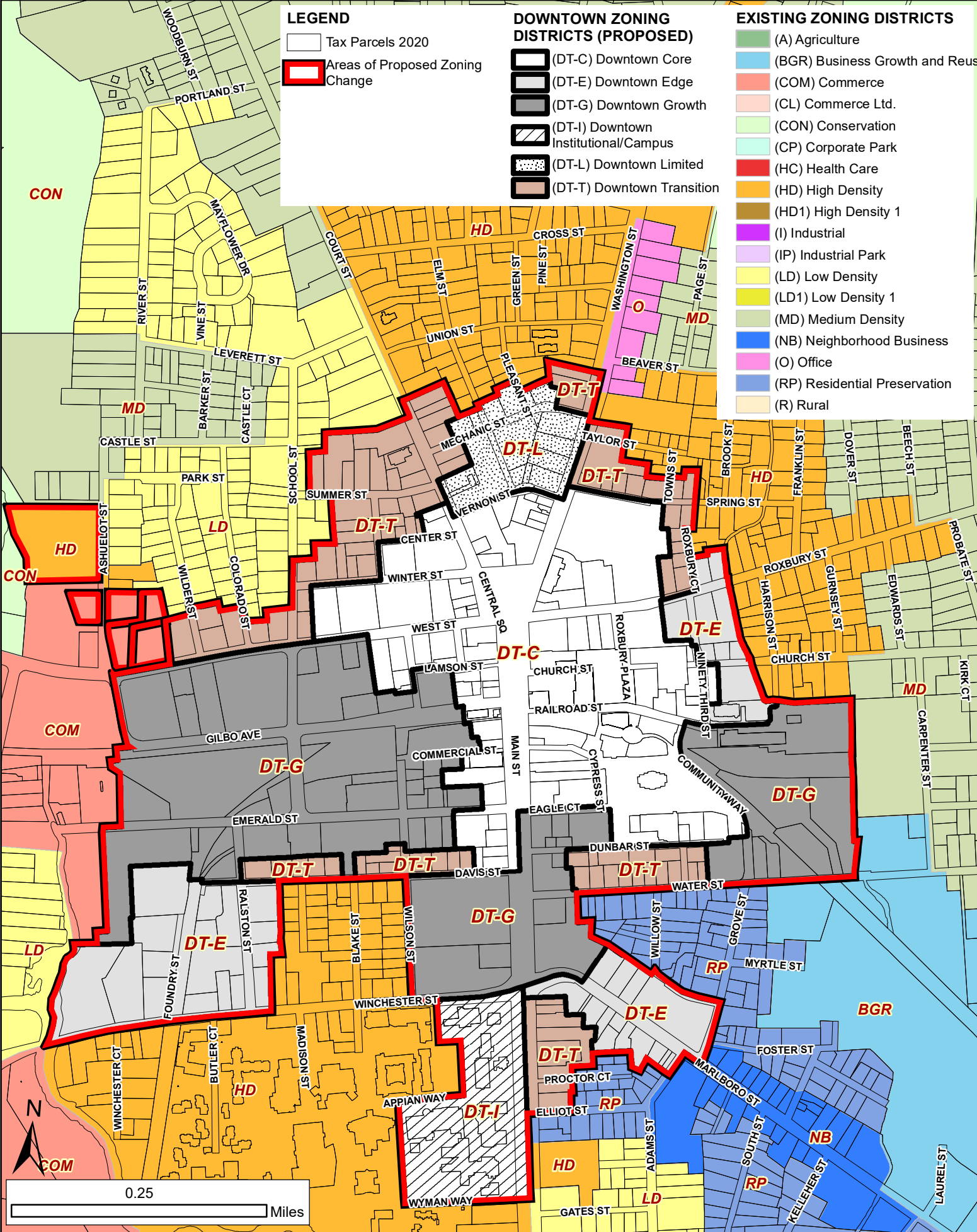
-  Tax Parcels 2020
-  Areas of Proposed Zoning Change

DOWNTOWN ZONING DISTRICTS (PROPOSED)

-  (DT-C) Downtown Core
-  (DT-E) Downtown Edge
-  (DT-G) Downtown Growth
-  (DT-I) Downtown Institutional/Campus
-  (DT-L) Downtown Limited
-  (DT-T) Downtown Transition

EXISTING ZONING DISTRICTS

-  (A) Agriculture
-  (BGR) Business Growth and Reuse
-  (COM) Commerce
-  (CL) Commerce Ltd.
-  (CON) Conservation
-  (CP) Corporate Park
-  (HC) Health Care
-  (HD) High Density
-  (HD1) High Density 1
-  (I) Industrial
-  (IP) Industrial Park
-  (LD) Low Density
-  (LD1) Low Density 1
-  (MD) Medium Density
-  (NB) Neighborhood Business
-  (O) Office
-  (RP) Residential Preservation
-  (R) Rural



September 14, 2020
29 Middle St.
Keene, N.H.

Joint Committee Of Planning Board
and Planning, License and Development
Committee, City Of Keene, N.H.

Dear Ladies and Gentlemen of the Joint Committee:

I realize you are all working hard on doing the best you can with the rezoning project before you, and would like to express some of my thoughts about it from my location here at 29 Middle Street. I have been here since 1964 and have no regrets, and have seen the area change somewhat, but have never believed in its wholesale assault by some versions of your proposals.

At present you know that the area is the location of the County Court House, The Keene Public Library, and the National Grange Insurance Company, and some of the older homes in Keene, some of which have been converted to offices, and some well-kept apartments. The Historic District also is encompassed here.

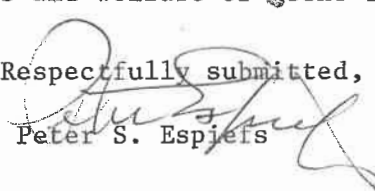
The mixture and density of this area is not in need of further crowding or expansion. It is quiet, livable and surrounded with pleasant and dignified activities. Further pressures involving mixed uses and more density will only contribute negatively and degrade the present balance of quiet neighborhood uses. And, the thinking that this area could provide more "vibrancy" to downtown by expanding occupancy to congregate and similar housing, is not the kind of "vibrancy" the downtown is seeking. Service for the needy and afflicted can be can and should be more conveniently arranged closer to the the Service, they require through proper planning for necessary housing developments nearby. Helter-skelter zoning for these citizens is not the answer, and obviously not good planning.

The extent and seriousness of this problem will require substantial study and investigation so that long-lasting and effective arrangements can be made. No evidence of such investigation or studies has been revealed. I would suggest that the City establish a Chapter 678 Community Services and Care Planning Board to undertake this inquiry. This would help the Board to get the studies needed to properly cope with this serious and pervasive problem.

Further, it is a fact that Keene's population is not growing and has been about the same for the last several years. The retail business of the city has been rather hollowed out due to the electronic and other competing offerings.

Hopefully, you will give some serious thought to the problems and concerns of all our neighbors, and try to expand your information to arrive at what is truly best for the long term interests and welfare of Keene residents.

Respectfully submitted,


Peter S. Espjefs

pse/sw