



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

AGENDA

February 8, 2021 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. **Minutes of January 11, 2021 & January 19, 2021**
4. **Continued 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/lhc, or by appointment at City Hall. To make an appointment, email communitydevelopment@ci.keene.nh.us or call (603) 352-5440.

- a. **Review of and vote on proposed amendments to O-2020-10 and O-2020-11, including amendments to the proposed Land Development Code and the proposed Zoning Map**
- b. **Continued Discussion on Congregate Living / Social Services License**
- c. **Public Comment**

5. **Next Meeting – March 8, 2021**

6. **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, AND DEVELOPMENT COMMITTEE
MEETING MINUTES**

Monday, January 11, 2020 6:30 PM Remote Meeting

Planning Board Members Present

Mayor George Hansel
Councilor Michael Remy
David Orgaz
Pamela Russell Slack
Emily Lavigne Bernier
Roberta Mastrogiovanni
Gail Somers
Andrew Weglinski

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

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

Planning Board Members Not Present

Tammy Adams, Alternate

Staff Present

Rhett Lamb, Community Development Director
Tara Kessler, Senior Planner
Mari Brunner, Planner
Medard Kopczynski, Director
John Rogers, Building and Health Official

1. Statement of Authority to Hold Remote Meeting

Chair Bosley 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 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 discernible to the public at the location specified in the meeting notice as the location of the 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 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 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 committee participants shall identify the location from where they are participating and who is present in the room with them.*

34
35 Chair Barrett said the public may access the meeting online by visiting the Zoom website,
36 www.zoom.us/join, and entering the Meeting ID 893 8296 4232 or call (888) 475-4499, Enter
37 Meeting ID: 893 8296 4232. View live on Cheshire TV channel 1302. For issues with access
38 during the meeting call: (603) 209-4697. The agenda and supporting materials are available at:
39 ci.keene.nh.us/joint-planning-board-planning-licenses-and-development-committee.
40 Members of the public shall not be permitted to speak nor shall comments be taken until the
41 Chair asks for public comment.

42
43 **2. Call to Order & Roll Call**

44 Chair Bosley called the meeting to order at 6:30 pm and a roll call was taken.

45
46 **3. Minutes of December 14, 2020**

47 A motion was made by Mayor George Hansel that the Joint Committee accept the December 14,
48 2020 meeting minutes. The motion was seconded by Councilor Michael Remy and was
49 unanimously approved by roll call vote.

50
51 **4. Continued Public Workshop Ordinances O-2020-10 & O-2020-11** – Relating to the
52 establishment of the City of Keene Land Development Code and changes to the City's downtown
53 zoning districts. Petitioner, City of Keene Community Development Department, proposes to
54 update and unite the City of Keene's regulations related to land use and development, including
55 the Zoning Regulations, into the City of Keene Land Development Code; to establish 6 new
56 zoning districts in Keene's downtown area (Downtown Core, Downtown Growth, Downtown
57 Limited, Downtown Edge, Downtown Transition, Downtown Institutional Campus); to remove
58 the Gilbo Avenue Design Overlay District and the Downtown Railroad Property Redevelopment
59 Overlay District; and, to modify the SEED Overlay District.

60
61 **a. Review of Articles 23, 24, 26, & 27 of the proposed City of Keene Land Development**
62 **Code**

63 Senior Planner Tara Kessler began by noting the ordinances referred to were submitted to the
64 City Council last fall. Today is the fourth public workshop and she noted that there will be a
65 second Joint Committee meeting this month on January 19th at 6:30 pm. Ms. Kessler reviewed
66 the various ways in which the public can participate and follow along.

67
68 **Article 23 – Floodplain Regulations:**

69 Ms. Kessler noted that today these regulations live in chapter 54 of the City Code. They relate to
70 development or redevelopment in the city's floodplain/floodway. Having these regulations is a
71 requirement if the city wants to participate in the National Flood Insurance Program.

72
73 The notable change to these regulations is the removal of the three foot limit – the current
74 requirement that if there is loss of floodplain in an area such loss needs to be compensated
75 elsewhere on a foot by foot basis. Currently this compensatory storage cannot be lower than
76 three feet below the Base Flood Elevation of the area impacted and it has been indicated by
77 developers that this is rather limiting. As a result, staff is suggesting removing this limitation but
78 noted the provided storage still needs to be within the same hydraulic reach of the water body for
79 which the floodplain encompasses.

80
81 Currently there are minor exceptions noted in the regulations - Sec. 54-62 provides exception for
82 minor fill projects and Sec. 54-63 provides exception for minor building projects. Ms. Kessler
83 stated currently minor fill projects (those projects that less than 500 square feet of fill) could

84 potentially be exempt from floodplain regulations. A current concern is that there is no cubic
85 volume provided for these minor projects. Staff is proposing is to remove these exceptions from
86 the proposed code and provide an allowance that states that new construction or substantial
87 improvement of a detached accessory structure of 500 square feet or less does not have to meet
88 the elevation or non-residential flood proofing requirements for commercial buildings if certain
89 minimum standards are met.

90
91 The other substantial proposed change is to the definition of “Substantial Improvement”. The
92 current definition indicates if a property owner if making improvements to a structure in which
93 the cumulative cost equals or exceeds 50 percent of the assessed value of the structure, they need
94 to make their property be in compliance with the floodplain regulations and floodproof the
95 existing structure. The issue with the current definition is there is no timeframe for which to
96 track when these improvements are made. Hence, staff is proposing to include a timeframe of 5-
97 years to this definition. If a property owner is making improvements during a 5-year period that
98 exceeds 50% of the market value of the building or structure before the improvement or repair is
99 started, then it is considered to be substantial improvement and would need to make sure they are
100 in compliance with the flood plain regulations.

101
102 Ms. Kessler noted staff is trying to make sure the proposed regulations closely align with model
103 floodplain ordinance. There is also a section which refers to Ash Swamp Brook flood area,
104 which is no longer relevant and has been removed from the regulations.

105
106 Article 24 – Earth Excavation Regulations

107 These regulations are existing and relate to the commercial removal/excavation of earth. They
108 are currently are located in Zoning Regulations as an overlay district adopted in 2008 and as part
109 of the Planning Board Earth Excavation Regulations. These regulations are being merged into
110 one Chapter under Article 24 in the proposed Land Development Code.

111
112 Article 26 – Appeals

113 Ms. Kessler noted that this Article outlines the appeal processes for different permits, approvals,
114 and decision making bodies. All appeal processes are being placed into one chapter. The only
115 change being proposed are the establishment of appeals processes for bodies, which are proposed
116 in the draft land development code but don’t exist today or for those processes that are not
117 clearly laid out in the current regulations.

118
119 The proposed code establishes appeal processes for the proposed Minor Project Review
120 Committee, which will act similarly to the Planning Board in the review of minor site plans, and
121 the appeal process for decisions made by this Committee would be to the Planning Board per NH
122 RSA 674:43(III). Decisions made by the Community Development Director would be appealed
123 to the Planning Board. Decisions of the Zoning Administrator would be appealed to the Zoning
124 Board of Adjustment.

125
126 Article 27 – Enforcement

127 Ms. Kessler noted that this chapter addresses the authorities for enforcing the regulations
128 included in the proposed Land Development Code. The majority of the language included in this
129 article was taken from existing regulations and state statutes. The Building and Health Official
130 would have the ability to enforce regulations outlined in the proposed Land Development Code
131 for land outside of the City right of way, and the Public Works Director would have the authority
132 to enforce the provisions of the Code specific to the public right of way. This authority exists today.

133

134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183

Continued Discussion on Congregate Living and Social Services:

Ms. Kessler stated at the November meeting there were certain questions raised by members of the public about the proposed Congregate Living and Social Service uses. There was a question as to whether the proposed regulations surrounding Congregate Living and Social Services were in compliance with the Federal Fair Housing Act (FHA). Ms. Kessler noted the Federal Fair Housing Act prohibits discrimination on the basis of race, color, religion, sex, familial status, national origin, and disability (which includes those recovering from substance abuse). Ms. Kessler noted staff reached out to Camiros, the professional planning consultant firm the city worked with for its Downtown Form Based Zoning update to provide an evaluation of how closely the City’s proposed regulations align with their understanding of/experience with how other cities across the country are regulating congregate living/social service uses, and their understanding of the alignment of these regulations with the FHA. Camiros conducted an assessment of the City’s proposed regulations related to Group Homes, which could include protected classifications. Ms. Kessler stated Camiros produced a memorandum outlining their professional assessment, which she clarified is not a legal opinion.

Councilor Greenwald noted it seems like the Joint Committee has lost the general public participation on this topic at this time and asked staff to verify whether the public was able to participate. Ms. Kessler performed a test with Attorney Mullins who was joining the session as a member of the public and it was confirmed he was able to participate. Councilor Greenwald stated he wanted to make sure at a later time the public does not indicate they were not able to join. Chair Bosley felt the first few topics discussed this evening with reference to earth excavation and flood plains might not have drawn as much of an audience.

Councilor Greenwald stated with respect to these zoom sessions the public at a later date might indicate they were not aware of what was going on. Chair Bosley stated she and the former Planning Chair tried hard to move to in person sessions but unfortunately the city is not at a point where there is a safe way to meet in person yet. She felt staff has made efforts for the public to join in and make the meetings and meeting content available to the public. Mr. Lamb stated there will be notices going out to the public during the remainder of the process on a broad scale when the item goes before the Council for a public hearing. He noted everyone with a mailing address was notified what was going on and how they could participate – this will happen again.

Ms. Russell Slack asked whether staff has been contacted by the public on this item. Ms. Kessler stated staff shares any written or emailed public comments with the Committee. Ms. Kessler stated there had been much comment received on Congregate Living and Social Service Uses earlier in the process, but last month there were comments that came in on Solar, Surface Water and Transition Zones. Director of Economic Development and Special Projects, Med Kopczynski, stated if this item was discussed a few years ago there would have been much more attention paid to floodplain regulations than what we experienced this evening; the comments are based on who is paying attention and what the stake is for an outcome. He indicated Council and staff have done everything they can to inform the public about this process.

Councilor Johnsen stated citizens in her ward have sent letters to the city about this item. Councilor Greenwald stated he wanted it to be clear staff has done everything it can and what he said is not in criticism, it is that some members of the public might not be familiar with the zoom process. The Councilor stated at the end of this process he would like to see a simple document that explains the benefits of the proposed code and the important information for property and business owners.

184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233

Councilor Jones stated this document is about simplifying the process and locating all information in one document.

Chair Bosley stated she has noticed about 30-40 people joining a session and as the committee starts discussing things like architectural regulations, the number gets reduced when they realize the changes being discussed might not affect their primary residences. People are joining when there are topics that affect them. Ms. Kessler stated Congregate Living and Social Service Uses will be discussed again on Tuesday, January 19.

Ms. Kessler continued with her presentation – she referred back to the memo from Camiros, discussed earlier. What Camiros noted in this memo is how the city is differentiating Group Home from Single Family Home is consistent with what other communities are doing and being in compliance with the Fair Housing Act. What the proposed ordinance is suggesting is three types of Group Homes. Under the current regulations, you can have four or fewer unrelated people living in a single-family dwelling. So a proposed Group Home that would have four or fewer unrelated people would be permitted as a single family dwelling, in districts where single family dwellings are permitted, with no separate approval process or required license.

The proposed ordinance includes two other categories of group homes – large and small. Group Home Small would be for four to eight unrelated people to live together and this type of Group Home will be permitted in any district where single family homes are permitted with a conditional use permit and would also require an annual license.

Group Home Large would be for nine to 16 unrelated people to live together and this type of group home would be permitted in some of the districts that allow for multifamily dwellings. This is to address the density in districts which focus primarily on single family homes. Ms. Kessler noted that the reason for creating these categories of group home was to provide opportunity for group homes of various sizes to be permitted in Keene, while addressing concerns that larger group homes would not be consistent with certain zoning districts that are promoting lower density development. The average household in Keene based on the U.S. Census is approximately 2.5 so if 16 individuals are permitted in a zone where single family homes are permitted, there is concern regarding traffic impact and other types of land use impacts.

Ms. Kessler stated that Camiros did address concerns that the language for Congregate Living and Social Service Use License lacked clarity and enough specificity. Ms. Kessler reminded the Committee of the proposed license for Congregate Living and Social Service Uses and noted that the new congregate living and social services uses would need a conditional use permit from the Planning Board. What staff is proposing is to replace the current Lodging House license with this new Congregate Living and Social Service Uses license. License regulations are located in Chapter 46 of the City Code of Ordinances, not in the proposed Land Development Code. The ordinance O-2020-10 did include proposed amendments to Chapter 46 that incorporated language for a Congregate Living and Social Service License.

Staff is proposing two different license application review standards for license issuance. One set would be for uses that would require a conditional use permit and the other would be for existing congregate living and social service uses that would not require a conditional use permit per the proposed Land Development Code. Ms. Kessler also noted that staff are proposing a schedule for when licenses will need to be renewed for each of the types of congregate living and social service uses.

234 Ms. Kessler noted that there were questions raised by the City Attorney regarding the existing
235 appeal process for lodginghouse licenses and other City Council issued licenses. Staff will come
236 back with a proposed recommendation regarding the appeal process for the licenses at the
237 meeting on January 19.

238

239 Chair Bosley noted a staggered schedule to renew licenses was previously discussed. Mr. Lamb
240 indicated because there are a category of new uses being proposed which are going to require
241 licenses (somewhere between 20-30 in a year), the suggestion is to stagger the issuance of these
242 licenses.

243

244 Ms. Kessler noted currently the proposed language related to Congregate Living and Social
245 Service Use license applications in O-2020-10, which was presented at the November 16 public
246 workshop, includes a lengthy list of required application submission items. The most notable is
247 the requirement to submit an Operations and Management Plan (which includes a security plan,
248 life safety plan, staff training and procedures plan, health and safety plan, emergency response
249 plan, neighborhood relations plan, building and site maintenance procedures). Homeless Shelters
250 would be required to provide rules of conduct & registration system for guests and policies and
251 procedures for denying access to the shelter.

252

253 Initially staff proposed that the licensing authority would hold the licensee or license applicant to
254 what is outlined in their submitted Operations and Management Plan, with the understanding the
255 Plan could be amended. Ms. Kessler stated the proposed license language does not provide much
256 guidance for the licensing authority on how they would review and act on applications. To be
257 clearer with this process, staff has created two categories of review standards. They differentiate
258 between those uses that need a conditional use permit and those that do not.

259

260 If this ordinance is approved and a new group home is proposed, the owner would need to go
261 before the Planning Board to obtain a conditional use permit before that use can be permitted.
262 They will need to demonstrate that they meet specific criteria and submit a formal application
263 and the Board will have to approve the conditional use permit with consideration given to land
264 use impacts. If the use is approved, the owner would be required to maintain an annual
265 congregat living and social service license issued by the City Council. Because obtaining this
266 conditional use permit is a stringent process, staff felt it was important to align the initial and
267 subsequent approvals of the congregat living and social service license with the terms and
268 conditions of the issued conditional use permit. If the licensing authority questioned whether the
269 terms of the conditional use permit were not being met, the application would be sent to the
270 Community Development Department for enforcement action.

271

272 Chair Bosley asked whether the Operations and Management Plan will be submitted to the
273 Planning Board for the conditional use permit and asked why this would be necessary when all
274 these uses will require as license but not all these uses will require a conditional use permit. She
275 asked whether it would not make sense to have the Operations and Management Plan submitted
276 as part of the license application and not to the Planning Board. Chair Bosley felt the licensing
277 authority should be put on notice when a new business obtained their conditional use permit
278 from the Planning Board and the Operations and Management Plan should go the licensing
279 authority in the first year regardless of whether there is anything to review.

280

281 Ms. Somers asked whether the Operations and Management Plan would need to be submitted
282 annually. Chair Bosley explained at the present time the City Council would decide annually
283 through the license process whether or not the entity has met its Operations and Management

284 Plan. She indicated what she would like is a discussion on whether the licensing authority should
285 be given these plans in the first instance or whether they should be given to the Planning Board
286 in the first instance.

287
288 Councilor Remy felt there should be some kind of discrete criteria, entities should be measured
289 against – such as number of police calls etc. Chair Bosley stated she agreed and noted that they
290 have heard from the public that they want to embrace social services but they want those services
291 to be good neighbors. She feels the entities should be made aware of this criteria so the license
292 does not get taken away when they don't meet those criteria.

293
294 Ms. Somers felt the license evaluation should be done at the beginning of the process.

295
296 Councilor Greenwald wanted the committee to give some thought to what it would entail to take
297 someone license away – he felt the process should be something that is legally binding. Chair
298 Bosley agreed and felt staff should be able to come up with language to address this and added
299 the entity needs to be made aware of what this criteria is before they are issued the license and
300 also given an opportunity to correct their errors.

301
302 Mr. Lamb felt the enforcement mechanism for uses that require a conditional use permit would
303 probably be through the land use statutes which have a direct path to the Superior Court. Mr.
304 Lamb noted not all entities applying for these licenses will be the same and hence not all the
305 same criteria will apply. Hence, even though the city might want to be specific it would be also
306 prudent to have some leeway for the Planning Board and licensing authority to make decisions
307 based on circumstances of each entity. Chair Bosley agreed there should be some leeway but
308 there should also be some basic general items such as hearing from the Fire Department and
309 Police Department as to the number of visits so the public can be assured this is not going to
310 negatively impact neighborhoods.

311
312 Councilor Johnsen felt along with this, there is also an education component that is necessary
313 within the community. She also felt the measurement could have a positive component attached
314 to it. Chair Bosley stated she has seen social service agencies that have opened in the community
315 and because of good management, there has not been any issue with them. It is the hope that
316 these agencies will be good neighbors but there has to be a way to manage irresponsible
317 behaviors.

318
319 Mr. Weglinski noted many of the nonprofit organizations already have funding sources that
320 require these rubrics and performance measures and asked whether the city could tap into those.
321 Chair Bosley asked if Mr. Weglinski might be able to provide these rubrics to staff and added
322 some of these organizations could also be for profit organizations.

323
324 Councilor Workman felt the more social service agencies that are successful the more negative
325 stigma that could be taken away from the community. Having benchmarks and criteria from the
326 outset will be important and will eliminate the reservations the neighborhoods would have and
327 will help the business owners as well.

328
329 Councilor Remy felt it should not be the responsibility of this body to determine if an entity is
330 meeting its goals. As much as it is might not be “fun” it is the responsibility of this body to limit
331 the negative and that the neighbors are not harmed but not to make sure they are the best agency
332 for the community.

333

334 Councilor Johnsen asked how the city can assist if an agency should start getting out of hand.
335 Chair Bosley felt staff and the city attorney will need to determine what the committee's position
336 is in this regard, what it is legally allowed to do. However, if the criteria are not adhered to what
337 provisions can be met to bring them back in compliance. Mayor Hansel stated he was struggling
338 with what the criteria should be. He felt counting emergency service calls such as ambulance
339 calls could have unintended consequences – it might make people not call for help when it is
340 needed.

341
342 Chair Bosley stated maybe there could be a distinction between actual call for service versus an
343 overzealous neighbor calling the police. She felt if there is a misuse of city services, then the city
344 needs to be aware of this and would something that would flag a license for review. Mayor
345 Hansel stated he would like to hear from staff as to how they plan on tracking this.

346
347 Ms. Kessler stated for an existing group home the license would be to evaluate their operation.
348 The question is at what point can it be determined this use cannot go forward any more.
349 Ms. Kessler went over the criteria the licensing authority would use to review an initial or
350 renewed license, which are listed below.

- 351
- 352 • *The use is found to be in compliance with the submitted operations and management plan,*
353 *including but not limited to compliance with all applicable building, fire, and life safety*
354 *codes.*
 - 355 • *The use is of a character that does not produce noise, odors, glare, and/or vibration that*
356 *adversely affects the surrounding area.*
 - 357 • *The use does not produce public safety or health concerns in connection with traffic,*
358 *pedestrians, public infrastructure, and police or fire department actions.*
 - 359 • *The Licensing Authority may require conditions on a license as reasonably necessary to*
360 *insure compliance with the requirements of this section. Failure of any Licensee to comply*
361 *with such conditions shall be considered a violation of the license.*

362
363 She noted that staff is working on language for suspension and revocation

364
365 Ms. Russell Slack recalled an instance when the city council took away a license for a lodging
366 house but wasn't sure what the exact details were but noted the council had no issue taking the
367 license away because of what was going on inside the house. She noted she had no concerns with
368 revoking a license but stated she would wait to hear back from staff but added this was a good
369 proposal from staff.

370
371 Mr. Weglinski stated at time concerns from neighbors could be subjective but having something
372 in line for the licensing authority would be viable.

373
374 Councilor Jones felt item #3 should include language with reference to quality of life. He further
375 stated in the past there have been petitions for revocation and the council committee had asked
376 for a report from the police and the issue has been that the actions that the complaints were about
377 were not happening at the address and the police could not connect those actions to a particular
378 address and felt this is something that should also be addressed.

379
380 Ms. Kessler next addressed the issue with a proposed schedules for licenses to be renewed based
381 on the use type. When a use comes forward for a license it will first be reviewed by the licensing
382 authority and would need to be renewed on the proposed date for this use to be renewed in the

383 year following the initial license issuance date. As mentioned earlier, staff is proposing to stagger
384 these renewal dates.

385
386 Chair Bosley noted in the past when it was just the lodging house license the Clerk's Office sent
387 out reminders for renewals and wasn't sure if the Clerk's Office wanted to take on such a burden
388 with the increase that is likely to be seen. She further noted based on the proposed calendar
389 instead of just summer months, suggested group homes have its own month for renewal.

390
391 Councilor Remy suggested moving Fraternity/Sorority from June 1 to another date as they are
392 often not around during this time.

393
394 Councilor Jones noted what is being referred to is the issuance dates, and at times there are
395 applicants that show up the last week with their application and asked whether an expiration date
396 can also be added to this list. Chair Bosley asked what happens if someone misses a deadline.
397 Ms. Kessler stated at that point they will be operating without a license and their license will be
398 revoked. Mr. Lamb added the first step would be a letter from the city informing them of their
399 non-compliance with the conditional use permit. He added the enforcement process could take
400 sometime giving the applicant time to correct any issue. For an entity that does not require a
401 conditional use permit – this is something that still needs to be addressed. He added it will take
402 some outreach to get the entire process to work properly.

403
404 With that, Chair Bosley asked for public comment.

405
406 Councilor Johnsen asked whether public comment could be taken earlier in the meeting so the
407 public does not have to wait until the end of session. Ms. Somers agreed with what was stated
408 and added if there are multiple topics perhaps after the end of each topic, public comment could
409 be taken. Chair Bosley asked for staff input on this suggestion. Ms. Kessler stated the reason for
410 placing public comment at the end is to give time to review the material that would be
411 commented on, however, if public comment is taken first there might be the need to place a time
412 limit on public comment, and to also offer time at the end of the meeting for additional comment.
413 Mr. Lamb stated this topic has been different because the material has been so large. He stated
414 the next meeting would be the last of the review of the proposed Land Development Code and if
415 the committee wanted to hear from the public first, it can be done. Ms. Russell Slack stated she
416 was fine with the recommendation made to changing the agenda but did not feel any change
417 should be made until a new chair is appointed to the Planning Board.

418
419 Chair Bosley was having technical issues, as a result Mayor Hansel took over the role of Chair.
420 Councilor Workman suggested for the public notice to add an extra line to indicate that public
421 comment will be followed by staff presentation at a certain time.

422
423 A motion was made by Councilor Remy to continue this public hearing to January 19, 2021. The
424 motion was seconded by Councilor Phil Jones and was unanimously approved by roll call vote.

425
426 Adjourn

427 The meeting adjourned at 8:35 pm.

428
429 Respectfully submitted,

430
431 Krishni Pahl,
432 Minute Taker

433

434 Reviewed and edited by Tara Kessler, Senior Planner

CITY OF KEENE
NEW HAMPSHIRE

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

Tuesday, January 19, 2021 6:30 PM Remote Meeting

Planning Board Members Present

Mayor George Hansel
Councilor Michael Remy
David Orgaz
Pamela Russell Slack
Emily Lavigne Bernier
Roberta Mastrogiovanni

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

Councilor Kate Bosley, Chair
Councilor Mitch Greenwald
Councilor Philip Jones
Councilor Gladys Johnsen
Councilor Catherine Workman

Planning Board Members Not Present

Tammy Adams, Alternate
Andrew Weglinski
Gail Somers

Staff Present

Rhett Lamb, Assistant City Manager/
Community Development Director
Tara Kessler, Senior Planner
Mari Brunner, Planner
Med Kopczynski, Director – Economic
Development, Initiatives, and Special Projects
John Rogers, Building and Health Official

1. Statement of Authority to Hold Remote Meeting

Chair Bosley 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 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 discernible to the public at the location specified in the meeting notice as the location of the 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 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 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 committee participants shall identify the location from where they are participating and who is present in the room with them.”*

34 Chair Bosley said the public may access the meeting online by visiting the Zoom website,
35 www.zoom.us/join, and entering the Meeting ID 893 8296 4232 or call (888) 475-4499, Enter
36 Meeting ID: 893 8296 4232. View live on Cheshire TV channel 1302. For issues with access
37 during the meeting call: (603) 209-4697. The agenda and supporting materials are available at:
38 ci.keene.nh.us/joint-planning-board-planning-licenses-and-development-committee.
39 Members of the public shall not be permitted to speak nor shall comments be taken until the
40 Chair asks for public comment.

41

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

43 Chair Bosley called the meeting to order at 6:30 pm and a roll call was taken.

44

45 **3. Continued Public Workshop Ordinances O-2020-10 & O-2020-11** – Relating to the
46 establishment of the City of Keene Land Development Code and changes to the City's downtown
47 zoning districts. Petitioner, City of Keene Community Development Department, proposes to
48 update and unite the City of Keene's regulations related to land use and development, including
49 the Zoning Regulations, into the City of Keene Land Development Code; to establish 6 new
50 zoning districts in Keene's downtown area (Downtown Core, Downtown Growth, Downtown
51 Limited, Downtown Edge, Downtown Transition, Downtown Institutional Campus); to remove
52 the Gilbo Avenue Design Overlay District and the Downtown Railroad Property Redevelopment
53 Overlay District; and, to modify the SEED Overlay District.

54

55 Ms. Kessler reminded the Committee and the public following that these ordinances are still in
56 the public workshop phase. She reviewed the ways in which the public can follow along and
57 provide comments.

58

59 Councilor Jones asked why minutes from last month are not being voted on. Ms. Kessler
60 explained the minute taker has five business days to get the draft minutes complete, and because
61 the last meeting was on January 11th staff has not had the opportunity to review those set of
62 minutes yet. She noted they will be voted on at the February meeting.

63

64 a. Review of Articles 25 & 28 of the proposed City of Keene Land Development Code

65 Ms. Kessler noted that she will be reviewing the remaining two chapters of the proposed Land
66 Development Code. This presentation will conclude staff's review of the proposed Code
67 chapters.

68

69 Article 25 – Application Procedures

70 Ms. Kessler reviewed Article 25, which is one of the longest chapter in the land development
71 code. It combines the procedures for application submission and review for all of the various
72 development applications/permits included in the proposed Code into one section. This chapter
73 includes quick reference tables to display the processes for approval, and the decision making
74 entities for each application type. There is also a table that shows the different types of notice
75 required and the timeframes for notice for the different applications. The application
76 types/processes included in this section include: Amendments to the Zoning Text or Zoning
77 Map; Amendments to the Land Development Code Amendments; Zoning Variance; Special
78 Exception; Expansion of a Nonconforming Uses or Structure; Equitable Waiver of Zoning
79 Dimensional Requirements; Zoning Administrator Written Interpretation; Planning Board
80 Advice and Comment; Site Plan Review; Administrative Planning Review; Conditional Use
81 Permits; Historic District Certificate of Appropriateness; Street Access Permit (currently referred
82 to as Driveway Permits); Floodplain Development Permits; Sign Permits and Earth Excavation
83 Permits.

84 Ms. Kessler drew the Committee's attention to the application processes that are newly proposed
85 or changes that are proposed to existing processes.

86
87 Ms. Kessler referred to the Land Development Code Amendment Process – this is a newly
88 proposed process. Staff propose that amendments to the Land Development Code would follow a
89 similar process to amendments to the Zoning Ordinance. The only difference would that any
90 changes proposed to Articles 19 and 20 would need to have a public hearing before the Planning
91 Board, and any changes proposed to Article 21 would require a public hearing before the
92 Historic District Commission.

93
94 The next change being proposed is to the criteria for the Zoning Board of Adjustment to use in
95 deciding on applications for a Zoning Variance. She noted the current criteria depart slightly
96 from the language in the NH statutes. Staff have proposed that the variance criteria mirror those
97 that are outlined in state statute.

98
99 Ms. Kessler noted that staff have proposed changes to the Special Exception criteria. She
100 explained that staff felt the current criteria should be more specific and provide more examples
101 for how the Board might place conditions on Special Exceptions. The current Special Exception
102 criteria are as follows:

- 103 *1. The proposed use is similar to one or more of the uses already authorized in that district and is*
104 *in an appropriate location for such a use.*
- 105 *2. Such approval would not reduce the value of any property within the district, nor otherwise be*
106 *injurious, obnoxious or offensive to the neighborhood.*
- 107 *3. There will be no nuisance or serious hazard to vehicles or pedestrians.*
- 108 *4. Adequate and appropriate facilities will be provided for the proper operation of the proposed*
109 *use.*

110
111 The proposed Special Exception criteria reads as follows:

- 112 *1. The nature of the proposed application is consistent with the spirit and intent of the*
113 *Zoning Regulations, this Land Development Code and the City's Comprehensive Master*
114 *Plan, and complies with all the applicable standards in this Land Development Code for*
115 *the particular use.*
- 116 *2. The proposed use will be established, maintained and operated so as not to endanger the*
117 *public health, safety, or welfare.*
- 118 *3. The proposed use will be established, maintained, and operated so as to be harmonious*
119 *with the surrounding area and will not impede the development, use, and enjoyment of*
120 *adjacent property.*
- 121 *4. The proposed use will be of a character that does not produce noise, odors, glare, and/or*
122 *vibration that adversely affects the surrounding area.*
- 123 *5. The proposed use will not place an excessive burden on public improvements, facilities,*
124 *services, or utilities.*
- 125 *6. The proposed use will not result in the destruction, loss, or damage of any feature*
126 *determined to be of significant natural, scenic, or historic importance.*
- 127 *7. The proposed use will not create a traffic safety hazard or a substantial increase in the*
128 *level of traffic congestion in the vicinity of the use.*

129
130 The proposed language related to conditions placed on Special Exceptions reads as follows:
131 *"In the event that the Zoning Board of Adjustment decides to approve a special exception, they*
132 *may choose to impose conditions and restrictions as are directly related to and incidental to the*
133 *proposed special exception. Such conditions may address limits on location, scale, intensity,*

134 *design, lighting, signs, hours of operations, provisions for recreation and open space, buffers*
135 *and screening, and other performance standards...”*
136

137 Ms. Kessler review another change proposed in Article 25, which is to establish a more formal
138 process for decisions issued by the Zoning Administrator. There is nothing outlined in the city
139 code at this time for Zoning Administrator written interpretations of the zoning regulations. She
140 explained that the proposed code requires a person seeking a written interpretation of the zoning
141 regulations to submit a request in writing. Within 21 business days, the Zoning Administrator
142 shall render a written opinion or interpretation and a copy of the interpretation shall be retained
143 on file. This interpretation can be appealed to the Zoning Board of Adjustment.
144

145 Ms. Kessler noted that the application processes for Conditional Use Permits (CUP) are
146 integrated into one section. The section references the specific submission requirements and
147 approval standards for the different types of conditional use permits including, Congregate
148 Living and Social Services, Solar Energy Systems, Surface Water Protection Ordinance, Hillside
149 Protection, and Telecommunications. The Planning Board would be responsible for evaluate
150 conditional use permit applications for compliance with all applicable design standards and CUP
151 review criteria. These applications would be subject to the same process as a major site plan
152 review. CUP applications can be reviewed concurrently with site plan applications and there is a
153 requirement that there will be onsite posting of a public hearing.
154

155 Article 28 – Definitions

156 Ms. Kessler moved on to review the Definitions chapter of the proposed code. She noted that
157 when staff began this project, they reviewed all of the terms that are defined in the many
158 different regulations brought into the code. There were approximately 810 different definitions.
159 Among them, some terms were defined differently in different regulations, and some terms were
160 defined but never appeared in the text of the regulations. In some instances, a term was only
161 referenced once. With this proposed Code, staff removed definitions for terms that were not
162 mentioned, selected the most appropriate definition for terms that had multiple definitions, and
163 included definitions in the text of the regulations for terms that were only referenced once and
164 may be specific to a certain chapter. In addition, staff had to create definitions for new terms or
165 terms that were missing definitions. She reminded the Committee that the permitted uses are
166 defined in Article 8, and the terms related to measurements are defined in Article 1.
167

168 Ms. Kessler went over the definitions that staff is proposing to amend.
169

170 The term family is currently defined as *one or more persons occupying a dwelling unit and living*
171 *as a single housekeeping unit, provided that a group of five or more persons who are not within*
172 *the second degree of kinship shall not be deemed to constitute a family.* Staff feels this definition
173 can be confusing and what staff is proposing is more in line with how other cities define family.
174

175 The proposed definition of family is “*Family shall mean one of the following:*

176 *1) two or more natural persons related by blood, marriage, civil union, adoption, or foster care,*
177 *living together as a single housekeeping unit with or without customary household helpers in a*
178 *dwelling unit; or*

179 *2) a group of four or fewer natural persons, who are not related by blood, marriage, civil union,*
180 *adoption, or foster care, living together as a single housekeeping unit in a dwelling unit.*

181 *This term shall not preclude one natural person from being the sole occupant of any dwelling*
182 *unit.*
183

184 For item 1 *with or without customary household helpers* was added. This would allow for a
185 family to include persons that are unrelated that might live with and support the family.

186
187 Chair Bosley questioned if a family of five have an adult child's boyfriend living with them who
188 is not related by marriage and is not a household helper - would that constitute as not being a
189 family. Ms. Kessler referred this question to Zoning Administrator John Rogers. Mr. Rogers
190 agreed under the current definition, they will not be considered as family. Chair Bosley referred
191 to another scenario – a family of four living in a four bedroom apartment but rent out one of the
192 rooms to a random person (so now four are related one is not) – under the current situation, will
193 this be considered to be illegal. Mr. Rogers agreed they would not qualify as family (*under both*
194 *the current and proposed definition of family*).

195
196 Ms. Kessler stated the city is not regularly enforcing who is and is not family member. This
197 definition relates to who and how many unrelated persons are permitted to live in a dwelling
198 unit. The use of family in zoning is traditionally how density is controlled for in various zoning
199 districts. Chair Bosley stated it has always been confusing to her how family is defined; when
200 you have legitimate family living together and how you identify an additional person living with
201 them and how that can be regulated under the regulations. She added she did not feel it is the
202 intent to prevent a daughter's boyfriend from living with the family.

203
204 Mr. Kopczyński stated the city is not knocking on doors to find out who is living in properties;
205 what is being pursued is categorizations for building code, fire code and there needs to be some
206 type of definition – what is being proposed is a definition that is universally accepted. He added
207 it is not the intention of the city to throw a boyfriend out of the house because they just found out
208 about it – it is for the purpose of having a definite category. The Chair felt if this item gets mis-
209 used it will need to be revisited at some point.

210
211 Ms. Kessler address the definition for Open Space next. Currently, the definition is specific to
212 the context of conservation residential development (CRD). Because Open Space is being used
213 throughout the code, a new definition is being proposed. The proposed new definition reads as
214 follows: "*Unless otherwise defined in this LDC, that portion of land, either landscaped or left*
215 *unimproved, which is not intensively developed, and may be used to meet passive recreation or*
216 *spatial needs, and/or to protect water, air, or plant resources.*"

217
218 Ms. Kessler addressed the definition for Collocation next, which is specific to Article 13 –
219 Telecommunication Overlay District. The current definition is outdated and the new definition
220 being proposed is more in consistent with federal regulations. The proposed new definition reads
221 as follows: "*For the purposes of Article 13 "Telecommunications Overlay District," collocation*
222 *shall mean mounting or installing an antenna facility on a pre-existing structure, and/or*
223 *modifying a structure for the purpose of mounting or installing an antenna facility on that*
224 *structure, as defined by the FCC in 47 C.F.R. § 1.6102(g) (as may be amended or superseded).*
225 *Collocation does not include a "substantial modification."*

226
227 Mr. Lamb noted the reason for the amendment of language is because of changes to RSA 12-k.

228
229 The definition for Public Right of Way is currently only defined once in the city code under the
230 Historic District Regulations. The proposed new definition reads as follows: "*Means land or an*
231 *interest in land which by deed, conveyance, agreement, easement, dedication, usage or process*
232 *of law is reserved for or dedicated to or open to the use by the general public for road or*
233 *highway purposes, or other public access.*"

234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283

Ms. Kessler then noted the terms for which definitions are added in the proposed LDC. These include the following terms:

- *Activation*
- *Addition (to an existing structure)*
- *Alley*
- *Glazing*
- *Government building*
- *Development*
- *Natural person*
- *Personal care services*
- *Pervious*
- *Primary frontage*
- *Secondary frontage*
- *Parking lot building frontage*
- *Public infrastructure*
- *Service connection*
- *Solar energy system*
- *Solar footprint*
- *Solar land coverage*
- *Street access*
- *Tenancy frontage*
- *Vehicle trip*
- *Visible light transmittance*
- *Arterial Roadway or Arterial Street*
- *Collector Roadway*
- *Downtown Roadway*
- *Local Roadway*

Ms. Russell Slack asked what an example would be for *Addition (to an existing structure)*. Ms. Kessler stated this is when someone adds to a structure. Mr. Lamb asked whether most of these definitions relate to the form based concept. Ms. Kessler stated specifically Activation, Glazing, Visible Light Transmittance and Street Access refer to downtown form based zoning

Continued Discussion on Congregate Living / Social Service Uses

Ms. Kessler addressed Congregate Living & Social Service License next. Last week there was a question raised about the licensing authority and appeal process. The existing Chapter 46 of the city code outlines the appeal process for licenses. The city council is the licensing authority for community events and street fairs and lodging house. With the proposed Code, staff is proposing that congregate living and social service uses obtain a license from the City Council. This license would replace the current lodginghouse license. The issue that staff have identified with the current appeal process, is that the appeal entity for all licenses, including those issued by City Council is the City Manager, City Clerk and Police Chief. The issue with this is the City Manager and City Clerk are charter officers who are hired and evaluated by the City Council, which presents a conflict. To address this conflict and to be able to continue to have public review, staff's suggestion is to establish a licensing board that would serve as the licensing authority for the proposed Congregate Living and Social Services licenses and other licenses currently issued by City Council, and the appeal would be to City Council. Ms. Kessler asked for the City Attorney's comments - Attorney Mullins added it would be up to the Joint Committee and Council as to how they wish to proceed on this issue and added for this type of

284 licensing there needs to be an effective appeal process and that is what is being presented to the
285 Joint Committee. Chair Bosley stated as a member of the PLD Committee she was glad the
286 Council could continue to be involved and this creates that opportunity.

287
288 Councilor Workman asked whether this licensing board would have staff and council
289 representation. Attorney Mullins stated this is something that would still need to be discussed
290 with City Council but felt the overall approach would be to have representation from entities that
291 have experience with specific license areas and to have people with business licensing expertise.
292 Councilor Workman felt to avoid conflict of interest, this board should consist of members in the
293 community with a level of expertise and not involve the City Council.

294
295 Ms. Kessler stated that staff reviewed options for license application review criteria for the
296 licensing authority at the January 11 meeting. At this meeting, the Committee suggested that
297 there should be one set of license review criteria for all applications, and that uses requiring a
298 conditional use permit would also be required to obtain a congregate living and social services
299 licenses before they can initially operate. She reviewed the license criteria, which had been
300 reviewed at the last meeting. These criteria include:

- 301 • *The use is found to be in compliance with the submitted operations and management*
302 *plan, including but not limited to compliance with all applicable building, fire, and life*
303 *safety codes.*
- 304 • *The use is of a character that does not produce noise, odors, glare, and/or vibration that*
305 *adversely affects the surrounding area.*
- 306 • *The use does not produce public safety or health concerns in connection with traffic,*
307 *pedestrians, public infrastructure, and police or fire department actions.*
- 308 • *The Licensing Authority may require conditions on a license as reasonably necessary to*
309 *insure compliance with the requirements of this section.*

310
311 Councilor Greenwald asked what defines *police action* – he stated what he is looking for is a
312 clear definition of what would cause the termination of a license. Ms. Kessler stated that she will
313 be reviewing proposed language for cause for revocation of a license.

314
315 Councilor Jones stated in the past there were issues with complaints or police actions needing to
316 be identified at a particular address, even though the police may have been responding to an
317 incident happening on the street a few yards from the address. He asked whether this could
318 somehow be incorporated. Councilor Jones clarified the appointment of the proposed licensing
319 board would be outside the ordinances being discussed. Ms. Kessler stated there is language in
320 ordinance 2020-10 which talks about changes to Chapter 46. Chair Bosley asked if the topic of
321 the congregate living and social service license and changes to the appeal entity in Chapter 46
322 starts getting confusing whether it can be separated out. Ms. Kessler stated it is possible but it
323 would need to be voted on by City Council either before or simultaneously with the proposed
324 Land Development Code at they cross reference each other. Mr. Lamb added it needs to be
325 stressed these items need to work together – it is important they work in parallel.

326
327 Ms. Kessler indicated there was discussion last month about giving a licensee time to correct a
328 violation so they can continue to operate with limitations. She indicated staff needs more time to
329 come up with this language and propose terms for suspension or probation. She noted staff have
330 proposed terms for license revocation. These would include:

- 331 a) *Fraud, misrepresentation, or false statement contained in the license application.*
- 332 b) *Fraud, misrepresentation, or false statement made in the course of carrying on the use*
333 *for which the license is issued.*

- 334 c) *Substantial violations of the terms of Chapter 46.*
335 d) *Any substantial violation of applicable municipal building, zoning, health, police and fire*
336 *rules, regulations, and ordinances, and applicable statutes, rules and regulations of the*
337 *state.*
338 e) *Any violation of a restriction or condition placed on the license.*
339 f) *The licensee is determined to be routinely conducting the use in such a manner as to be a*
340 *substantial or unreasonable nuisance to the public health, safety, or welfare.*
341 g) *Refusal to permit an inspection or any interference with a duly authorized City*
342 *enforcement officer while in the performance of their duties in making such inspections*
343 *required by Chapter 46.*
344

345 Councilor Greenwald felt this language was too broad and needed some specific criteria. It
346 should be for all entities that receive a license not just for congregate living and social service
347 uses. For instance, if the police are called certain number of times it will be a warning, after
348 which time the license will be revoked. He stressed as a prior city attorney had stated, once a
349 license is issued it is difficult to revoke. Mr. Lamb stated staff did look at the options around this
350 question, particularly a threshold that could be identified, but what staff found was that it can be
351 difficult to select a particular number or type of violation. For instance the number of police calls
352 at a location could be from a disgruntled neighbor. There has to be some sort of evaluation of the
353 police action or call, and this requires some discretion. Trying to apply a universal standard
354 would be difficult. As a result, staff is suggesting to be less specific to allow for some discretion.
355 Chair Bosley stated that this should not be at the discretion of the committee [the licensing
356 authority], it should be up to the Police Chief to inform the committee as to whether the calls
357 where founded or not.
358

359 Mayor Hansel stated he had addressed this at the last meeting; it is not about whether the Police
360 Department feels they were nuisance calls or not. He does not want people not calling the police
361 or fire department because they are afraid of losing their license. He stated he agrees with staff
362 that these criteria should be broad.
363

364 Ms. Lavigne Bernier stated she understands both sides of this discussion. She indicated she
365 agrees with the Mayor and Mr. Lamb and basing terms for suspension or probation on the
366 number of police or fire calls is worrisome to her.
367

368 Councilor Johnsen asked whether the licensing board would not have representation from police,
369 fire, council so that they could provide input.
370

371 Chair Bosley stated she would like the neighbors to understand there is protection and the
372 licensee is aware of what is expected so they can address the violation issues.
373

374 Mr. Kopczynski stated staff should be able to come up with criteria based on the concerns raised.
375 He stated he would however, hesitate to put any of the enforcement groups on this committee
376 because there could be an instance that this staff person is having to bring something to the
377 committee and also having to act on a license.
378

379 Ms. Russell Slack stated she agrees with what Mr. Kopczynski stated with reference to not
380 having City enforcement staff on this committee, but would like to see public representation on
381 this committee. She stated she is not completely sold on this committee being appointed by the
382 Council but felt the staff has been given sufficient direction to bring edits forward for the next
383 meeting.

384

385 Mayor Hansel felt the list of proposed causes gives all parties a guidance. He felt the board will
386 have the opportunity to look at things objectively, hear both sides and come to a decision.

387

388 Mr. Lamb felt the licensing board should not be tied down by criteria - in some cases a
389 probationary period might work but not in other cases – judgment is an important component.

390

391 Ms. Kessler addressed the license schedule and noted one suggestion was for group homes to
392 have its own month due to the number of licenses that might come before the committee. Also,
393 that fraternity and sorority would not have their renewals happen in the summer given they are
394 likely not present on campus - staff's suggestion is for this use to have their licenses renewed on
395 October 1.

396

397 Ms. Kessler drew attention to an email that staff received a few hours before the meeting from a
398 member of the public. This individual has provided comments on the license process for
399 congregate living and social services.

400

401 Chair Bosley read the letter into the record:

402 *To the Members of the Joint Committee of the Planning Board & Planning, Licenses, &*
403 *Development Committee:*

404 *Thank you all for continuing to work diligently and conscientiously on the proposed draft for the*
405 *Keene Land Development Code.*

406 *At your meeting on January 11th, there was much debate concerning the criteria for license*
407 *renewal, license revocation, and length of probation periods. Each person stated valid reasons*
408 *to support his/her opinions.*

409 *As you finalize the specifications for the Land Development Code, please keep in mind that every*
410 *program, especially those in the Congregate Living and Social Service category, has the*
411 *potential to harm the clients which it is designed to serve*

412 *You have taken great care in drafting the finer points of the conditional use permit. You are also*
413 *considering the guidelines for programs which were established prior to the CUP requirement,*
414 *making sure the license renewal process for these groups is based upon fair assessments of the*
415 *organizations' operations.*

416 *During the deliberations, it sometimes appears that for any potential program, a battle is being*
417 *waged between the neighboring property owners and the director of that program. This*
418 *perspective is counterproductive.*

419 *The CUP protocols, and licenses for non-CUP programs, should protect both the clients*
420 *receiving care/services from these programs as well as protecting the neighborhoods where they*
421 *are established.*

422 *Clients seeking services are sometimes very vulnerable, and may fall into a population category*
423 *that is drastically under served. Even if there is a desperate need for a program, it is essential*
424 *that the program meet all the criteria that is required before opening the doors for these clients.*

425 *If the program is haphazardly thrown together without the appropriate organization, funding,*
426 *and other elements to establish a solid plan of action, the clients may potentially suffer even*
427 *more than surrounding neighbors. These people need help and compassion, but they also*

428 *require protection. Please make sure that the authorized parties who are responsible for making*
429 *those decisions, keep this in mind. They cannot bend the rules to open the doors of a program*
430 *prematurely; to do so would be playing with the lives of those people needing help.*

431 *In addition, the discussion about criteria for license revocation and subsequent probation for*
432 *programs not adhering to their specified guidelines, included differing viewpoints. If a program*

433 *was carefully designed initially it would be less likely to develop significant issues. However, if*
434 *problems become apparent, the clients' welfare, not just the neighbors, should be considered.*
435 *The number of calls to emergency services is irrelevant without the proper context. That*
436 *statistics need to be analyzed appropriately.*
437 *One individual creating havoc in a program should not have the potential to destroy an*
438 *organization; the program should be structured in a manner that has a strategy for dealing with*
439 *a client that the threatens the wellbeing of everyone involved.*
440 *If a program is operating so poorly that license revocation is being considered, then giving that*
441 *program a lengthy probation period is not just. A two year probation would be detrimental to*
442 *the clients and the neighbors. License suspension, or a reasonable probation period would be*
443 *indicated.*
444 *Thank you taking the time to read my viewpoints. We are all in this together, to create a*
445 *community that works together for the benefit of all.*
446 *Sincerely yours,*
447 *Anne Knight*
448 *26 Prospect Street”*
449

450 With that Chair Bosley asked for comments from the Board about anyone offering counter points
451 about creating the licensing board. There were no comments.
452

453 Ms. Kessler then addressed proposed map changes. She indicated staff was made aware about
454 one property that is proposed to change from the Central Business Limited Zoning District to the
455 proposed Downtown Transition District. This property is 21 Davis Street, the former Anderson
456 Florist, which continuing to be used as a commercial use. By placing it in Downtown Transition
457 it will become a non-conforming use. All the other properties in Central Business Limited in this
458 area are going to become Downtown Core. Staff is proposing this property be placed in the
459 Downtown Core Zoning District, and the property owner is in favor of this change. The
460 committee was in favor of this change as well.
461

462 Ms. Kessler noted that at the November meeting there were concerns raised about gaps in the
463 transition district. She highlighted these areas on the proposed zoning map. She noted that there
464 is an area to the north of Winchester Street and to the South of Davis St, between Wilson Street
465 to the east and Ralston Street to the west where the High Density Zoning District would abut the
466 Downtown Growth District. She indicated that staff recommended that this area be revisited in
467 the future to better understand the intent of the property owners and residents of this area for
468 future development before the zoning is proposed to change. She then directed attention to the
469 gaps in the transition district along Water Street. In this area there are locations where the
470 Residential Preservation Zoning District, which was recently established in 2016 with the intent
471 of returning this area to a low density single family district, abuts the proposed Downtown
472 Growth District. She also noted that there are areas along Church Street which are zoned high
473 density will be right up against downtown growth. However, Beaver Brook serves as a natural
474 buffer between these properties along Church Street and the Downtown Growth parcels.
475

476 Ms. Kessler stated staff is looking for input from the committee if they would like staff to look at
477 map changes to address this issue.
478

479 Councilor Workman asked whether staff had any ideas as to where they would put a transition
480 district to fill this gap. Ms. Kessler stated that there are options for extending the proposed
481 Downtown Transition District along Water Street. Either properties that are proposed for
482 Downtown Growth be placed into the proposed Downtown Transition District or the properties

483 along the south side of Water Street, which are currently in Residential Preservation, be placed in
484 Downtown Transition. The properties that are in the proposed Downtown Growth along Water
485 Street that could be placed in Downtown Transition to address this gap in a transition district is
486 the site of Cityside and the former Tom's Autobody parcel. is also the former Tom's Auto Body
487 site at this corner.

488
489 Councilor Workman noted the area close to the intersection of Community Way, Water Street
490 and Grove Street which doesn't quite fit into Downtown Transition or Downtown Growth
491 Districts. If she has to choose it would be to place some of those parcels in Downtown
492 Transition. Chair Bosley clarified the sites at the corner of Community Way was proposed to be
493 in the Downtown Growth District due to their size. Ms. Kessler agreed that is the case for
494 Cityside, but also because of the existing commercial setting at the former Tom's Auto site. She
495 added the property owners would need to notified about any changes proposed to zoning
496 designations of these parcels. Councilor Greenwald suggested staff talk to the property owners as
497 to their desire.

498
499 Chair Bosley asked for explanation of the Residential Preservation District. Ms. Kessler stated
500 this is an existing zoning district adopted in 2016 in an effort to bring neighborhoods close to
501 downtown back to more of a single family neighborhood. Uses are geared more toward single
502 family uses and other low impact uses. Ms. Kessler added staff was careful not to undo
503 something that was just recently put in place during the Marlboro Street rezoning. Mr. Lamb
504 added the Residential Preservation District came out of a lot of community involvement and this
505 neighborhood, which was mostly medium density prior to 2016, was looking for a neighborhood
506 district change. Ms. Kessler stated if staff was to consider a map change, it would be along Water
507 Street. Chair Bosley stated she could not see changing this map without impacting the
508 Residential Preservation District. Mr. Lamb suggested perhaps a change to the two parcels on the
509 corner of Grove Street and Water Street, one of which is a parking lot. This concluded staff
510 presentation.

511
512 Chair Bosley asked for public comment next.

513
514 Chuck Redfern of 9 Colby Street referred to the Residential Preservation District which the Chair
515 just referred to and felt it would be difficult to convince property owners in this area to agree to a
516 zoning change. He stated he could see Cityside Apartments being considered residential in some
517 nature even though it might be higher in density, same would be true with the Tom's Auto site.
518 Mr. Redfern added the neighbors are concerned about the Tom's Auto site and he shares this
519 concern. Mr. Redfern asked whether there is a difference between a transition zone and a buffer
520 zone. Ms. Kessler responded by saying, the terms transition zone and buffer zone are
521 interchangeable.

522
523 Tom Savastano of 75 Winter Street referred to Pages 25-19 and 25-20 which include the criteria
524 for a Special Exception. He asked why impact to property values is not included in the revised
525 language. Ms. Kessler felt the other criteria outlined relate to property values rather than
526 specifically spelling it out. The reason is because it is hard to make that determination at a certain
527 point in time. She asked for clarification from Mr. Lamb or Mr. Kopczynski. Mr. Lamb stated he
528 does not recall a specific reason but added it is an individual criteria that shows up in limited
529 applications in the review of permits and in the review of various city boards (zoning and historic
530 district).

531

532 Mr. Savastano felt this was a central issue and should be carried forward. He also referred to
533 paragraph c on Page 25-20 says the *proposed use will be established, maintained and operated to*
534 *be harmonious with the surrounding area and will not impede the development use and*
535 *enjoyment of adjacent property.* He felt the term enjoyment was very subjective and should be
536 raised as an issue and felt property value should be included.
537

538 Ms. David Curran of 16 Prescott Street addressed the committee next and stated he agreed with
539 Mr. Redfern's comments and hoped the committee will move forward with a more formal buffer
540 zone in this area as there was much effort put into Marlboro Street rezoning and did not want this
541 effort to be wasted.
542

543 Mr. Tom Stevens of 122 Water Street addressed the committee next. Mr. Stevens referred to the
544 map which referred to the transition districts. Mr. Stephens noted he is the owner of the former
545 Tom's Auto site and indicated he agrees with Mr. Lamb as far as enlarging the Downtown
546 Transition District in the area of Grove St and Water St, and added he would like his property to
547 remain proposed for Downtown Growth. Regardless of what business should go into this site,
548 Downtown Growth would be preferred zoning. He noted the site was previously zoned to
549 Business Growth and Reuse without his support.
550

551 Loretta Simonds of 79 Woodburn Street stated as she has previously stated at other meetings, she
552 was opposed to locating congregate living uses in the Medium Density District. Living in Ward
553 3, there is more subsidized housing in this district compared to other areas. She stated property
554 values are supposed to be a criteria of all decisions by land use boards, as stated in NHRSA
555 674:17. They are also supposed to lessen congestion in the streets, secure safety from fires, panic
556 and other dangers, to promote health and the general welfare, to provide adequate light and air,
557 to prevent the overcrowding of land and to avoid undue concentration of population. Ms.
558 Simonds noted the 100-year history of zoning regulations have always placed preserving
559 property values as one of the top five reasons for zoning. She indicated she was disappointed to
560 read in the last set of minutes about the Fair Housing Act and added zoning and the Fair Housing
561 Act have nothing to do with each other. She felt if zoning was done properly, there will be areas
562 that allow for any kind of housing that will fall under the Fair Housing Act. The Act should not
563 have the right under every district in every city or town.
564

565 Ms. Simonds noted experience tells her that people who are battling substance abuse need a safe
566 place where they can recover. She added people with substance abuse issues lack impulse
567 control. She noted an incident this summer where someone had overdosed and Woodburn Street
568 was clogged up with ambulances and fire trucks for about ½ an hour. She referred to a death
569 across the street which brought in the coroner, state police etc.
570

571 Ms. Simonds referred to an incident at a prior property where a neighbor was housing a felon and
572 she had the police in the backyard with guns drawn – she indicated this is an unpleasant
573 experience to have to endure. Ms. Simonds noted putting together a licensing board for when
574 something goes wrong, is saying the City is anticipating something will happen and if it is too
575 much of a nuisance it can be shut down; she felt this was a backwards way to do things.
576 Woodburn Street is a family neighborhood with long term residents and asked that congregate
577 living not be introduced into this neighborhood. She asked zoning be put together in a manner
578 that protects property owners.
579

580 Attorney Gary Kinyon of 250 Chapman Road expressed his appreciation for the work being done
581 by staff and the committee. He recalled a variance application for the former Woodward Home

582 on Court Street to locate a small group home. Attorney Kinyon stated what is being proposed for
583 congregate living is a Conditional Use Permit (CUP); at the present time the most difficult
584 approval to obtain is a variance, followed by a special exception (from the Zoning Board), and
585 the easiest is CUP (from the Planning Board). With respect to the Woodward Home which went
586 before the Zoning Board, located in the Medium Density Zone. If that proposal had been made
587 with the proposed conditions, that proposal instead of a variance from the Zoning Board, a quasi-
588 judicial board, it would only have required a CUP from the Planning Board. Attorney Kinyon
589 felt for an area as large as the Medium Density Zone and for an array of uses as large as is
590 contemplated by congregate living it is too much approval discretion left with a CUP process,
591 rather than being placed in the Zoning Board for either a variance or a special exception. For the
592 Woodward Home one of the criteria not met by the applicant is that the proposed application will
593 not lessen property values for the surrounding neighborhood and this is what was referred to
594 previously by Mr. Savastano. Even though this does not have to be a single standard to be met, it
595 needs to be a part of items that need to be addressed and met for a variance or a special exception
596 application.

597
598 Ms. Kathleen Gagnon of 203 North Street addressed the committee and referred to the proposed
599 and existing criteria for special exception and noted the proposed criteria did not mention the
600 impact to property values and stated she would like to add her name to Tom Savastano and Gary
601 Kinyon's comments to add this language to the proposed language so the language is clear.

602
603 With no further comment, the Chair closed the public hearing. The Chair stated any further
604 comments, could be forwarded to city staff and will be brought forward at the next meeting.

605
606 A motion was made by Councilor Greenwald to continue the public hearing for
607 Ordinances O-2020-10 & O-2020-11 to the February 8, 2021 Joint Committee meeting. The
608 motion was seconded by Councilor Phil Jones and was unanimously approved by roll call vote.

609
610 Adjourn

611 The meeting adjourned at 9:00 pm.

612
613 Respectfully submitted,

614
615 Krishni Pahl,
616 Minute Taker

617
618 Reviewed and edited by Tara Kessler, Senior Planner

MEMORANDUM

Date: February 1, 2021

To: Members of the Joint Committee of the Planning Board and Planning, Licenses and Development Committee

From: Tara Kessler, Senior Planner

Re: Proposed Amendments to Ordinances O-2020-10 and O-2020-11 related to the City of Keene Land Development Code and changes to the downtown zoning districts.

Included below are amendments to the text of the proposed Land Development Code (Ordinance O-2020-10) and to the proposed downtown zoning districts (Ordinance O-2020-11) for consideration of the Joint Committee at its meeting on February 8, 2021. Any amendment approved by the Joint Committee will be incorporated into the proposed Land Development Code as an A-version of the Ordinance, which will be submitted to the City Council for a public hearing.

Attached to this memorandum are O-2020-10-A and O-2020-11-A, which are amended versions of the ordinances O-2020-10 and O-2020-11. There is a “red-lined” version of each ordinance that shows the changes made from the original ordinances, as well as a “clean” version of each. Also attached, is an amended proposed zoning map.

PROPOSED AMENDMENTS TO THE PROPOSED CITY OF KEENE LAND DEVELOPMENT CODE AND ORDINANCES O-2020-10 & O-2020-11:

Text that is underlined represents new language that is proposed to be added to the Code, and text that is ~~stricken-through~~ is proposed to be removed from the Code.

1. In O-2020-10-A, all references to amendments to Chapter 46 will be removed. Staff will be drafting a separate ordinance to address changes to Chapter 46, including language related to the proposed Congregate Living and Social Services License, which will replace the existing Lodginghouse License language in Chapter 46. This ordinance is expected to be introduced to the City Council’s Planning, Licenses and Development Committee at its second meeting in March of 2021. This ordinance will need to be voted on by City Council at the same time as O-2020-10-A and O-2020-11-A.

2. All measurement terms included in Section 1.3 “Rules of Measurement and Exceptions” will be incorporated into Article 28 “Definitions”, if not already.

3. Section 1.3.4.G.1 “Building Height Exceptions” on page 1-7 in Article 1 “Introductory Provisions” will be amended as follows: “e. Roof-mounted solar energy systems. Such systems may exceed the maximum building height by ~~up to 8-ft~~ no more than 10-ft.”
4. The permitted use tables and Table 8-1 “Permitted Principal Uses by Zoning District” will be amended to allow for “Group Home, Small” by Conditional Use Permit (CUP) in the following zoning districts.
 - Rural (*Section 3.1.5 on page 3-2*)
 - Residential Preservation (*Section 3.2.5 on page 3-3*)
 - Low Density (*Section 3.3.5 on page 3-4*)
 - Low Density 1 (*Section 3.4.5 on page 3-5*)
 - Medium Density (*Section 3.5.5 on page 3-6*)
 - High Density (*Section 3.6.5 on page 3-7*)
 - High Density-1 (*Section 3.7.5 on page 3-8*)
 - Neighborhood Business (*Section 5.3.5 on page 5-6*)
 - Downtown Transition (*Table 4-1 on page 4-5*)
5. The permitted use table for the High Density 1 zoning district (*Section 3.7.5 on page 3-8*) and Table 8-1 “Permitted Principal Uses by Zoning District” will be amended to allow for “Group Home, Large” by Conditional Use Permit (CUP) in the High Density 1 zoning district.
6. Section 8.3.4.A.2.b relating to standards of use for “Domestic Violence Shelters” on page 8-14 in Article 8 “Permitted Uses” will be amended as follows: “b. Domestic violence shelters located within or directly adjacent to residential zoning districts shall not have more than 12-occupants at any time., excluding the minor children of shelter clients.”
7. The permitted use table in Section 6.2.5 on page 6-3 for the Industrial Zoning District and Table 8-1 “Permitted Principal Uses by Zoning District” will be amended to allow for “Solar Energy System (Large-Scale)” and “Solar Energy System (Medium-Scale)” by right (*will appear as a P for permitted on the tables*) in the Industrial Zoning District. These uses appear in the current version of the proposed Land Development Code to be allowed by Conditional Use Permit (CUP).
8. Section 8.3.7.B.2.b relating to use standards for medium-scale ground-mounted solar energy systems on page 8-20 of Article 8 “Permitted Uses” will be amended as follows: “Unless located in the Industrial Zoning District, no medium-scale ground-mounted solar energy system shall be constructed or operate without first having obtained a solar energy system conditional use permit from the Planning Board in accordance with Article 16.”
9. Section 8.3.7.C.2.d relating to use standards for large-scale ground-mounted solar energy systems on page 8-20 of Article 8 “Permitted Uses” will be amended as follows: “Unless located in the Industrial Zoning District, no large-scale ground-mounted solar energy system

shall be constructed or operate without first having obtained a solar energy system conditional use permit from the Planning Board in accordance with Article 16.”

10. Table 8-1 “Permitted Principal Uses by Zoning District” will be amended to remove “Fraternity and Sorority” as a permitted use in the High Density Zoning District.
11. The definitions for the principal permitted uses listed in Section 8.3 on pages 8-4 through 8-20 in Article 8 “Permitted Uses” will be added to Article 28 “Definitions.”
12. Section 15.4.C relating to submission requirements for a Congregate Living and Social Service Conditional Use Permit on page 15-4 Article 15 “Congregate Living and Social Services Conditional Use Permit” will be removed. Section 15.4.C requires the submission of an Operations and Management Plan. This Operations and Management Plan will be an application submission requirement for a Congregate Living and Social Services License, which will be detailed in Chapter 46.
13. Section 16.1 relating to the applicability of the Solar Energy System Conditional Use Permit standards on page 16-2 in Article 16 “Solar Energy System Conditional Use Permit” will be amended as follows: “Unless located in the Industrial Zoning District, the installation of any medium-scale or large-scale ground-mounted solar energy system, as defined in Section 8.3.7.B and Section 8.3.7.C respectively, shall require a solar energy system conditional use permit issued by the Planning Board.”
14. City staff will be addressing changes to the Planning Board’s Screening Site Development Standard, which is detailed in Section 20.6 on page 20-6, related to screening of small-scale and roof-mounted solar energy systems. Staff will be presenting proposed edits to this screening standard at the public hearing it will hold on Article 21 of the proposed Land Development Code, which is anticipated to take place at the Planning Board’s meeting on February 22, 2021.
15. Section 20.6.2.A.1 relating to specific screening standards for service areas on page 20-6 in Article 20 “Site Development Standards” will be amended as follows: “1. Waste collection, waste compaction, recycling collection and other similar service areas shall ~~be located to the side or rear of buildings~~ not be located along the building frontage or along a building facade with a primary entrance and shall be screened from view from adjacent property or public rights-of-way (not including alleys).”
16. Section 20.6.2.B.1 relating to specific screening standards for drive-through businesses on page 20-7 in Article 20 “Site Development Standards” will be amended as follows: “1. Drive-through windows and lanes shall be ~~placed to the side and rear of the building not be located~~ along the building frontage or along a building facade with a primary entrance.”

17. Section 25.5.6.B relating to approval standards for variances on page 25-17 in Article 25 “Application Procedures” will be amended as follows: “B. The proposed variance is not contrary to the spirit of ~~this chapter~~ the Zoning Regulations.”
18. Section 25.9.5 relating to the procedure for the Zoning Administrator to issue a written interpretation on page 25-26 in Article 25 “Application Procedures” will be amended to add the following item: “D. The Zoning Administrator shall publish their written interpretation on the City website within 5 calendar days from the date of issuance.”
19. The proposed zoning maps and list of properties proposed to change zoning districts in O-2020-11 will be amended as noted below. An updated proposed zoning map is attached to this memorandum.
 - a. 21 Davis Street (TMP# 584058000000000) will be located in the proposed Downtown Core Zoning District in O-2020-11 and on the proposed downtown zoning maps. Currently, this parcel is in the Central Business Limited District, and had been proposed to be located in the Downtown Transition District.
 - b. 92 Water Street (TMP#585025000000000) will be located in the proposed Downtown Transition District in O-2020-11 and on the proposed downtown zoning maps. Currently, this parcel is in the Central Business District, and had been proposed to be located in the Downtown Growth District.
20. City staff recently identified the need to provide greater clarification on the Historic District Regulations related to window replacement in Section 21.6.2.D of Article 21 “Downtown Historic District Regulations.” Staff will be presenting proposed edits to the Historic District Commission at the public hearing it will hold on Article 21 of the proposed Land Development Code, which is anticipated to take place at the Historic District Commission’s regularly scheduled meeting on March 17, 2021.

Twenty

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 ~~March 2021~~ 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"~~
 - ~~c.~~ Chapter 54. "Natural Resources"
 - ~~e.d.~~ Chapter 70. "Public Improvement Standards"
 - ~~f.e.~~ Chapter 102. "Zoning"
 - ~~g.f.~~ Appendix B. Fee Schedule. Chapter 54. "Natural Resources". Article II. "Floodplain"
 - ~~h.g.~~ Appendix B. Fee Schedule. Chapter 54. "Natural Resources". Article III. "Land Filling and Excavation"
 - ~~i.h.~~ Appendix B. Fee Schedule. Chapter 70. "Public Improvement Standards"
 - ~~j.i.~~ Appendix B. Fee Schedule. Chapter 74. "Sign Code"
 - ~~k.j.~~ 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.~~

~~Sees. 46-570—46-620.— Reserved.”~~

6.5. 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
§25.6 Zoning Special Exception	
Application Fee.....	\$100.00
§25.7 Expansion or Enlargement of a Nonconforming Use	
Application Fee.....	\$100.00
§25.8 Equitable Waiver of Zoning Dimensional Requirements	
Application Fee.....	\$100.00
§25.9 Zoning Administrator Written Interpretation	
Application Fee.....	\$125.00
§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
§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”

Twenty

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 March 2021. 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 54. “Natural Resources”
 - d. Chapter 70. “Public Improvement Standards”
 - e. Chapter 102. “Zoning”
 - f. Appendix B. Fee Schedule. Chapter 54. “Natural Resources”. Article II. “Floodplain”
 - g. Appendix B. Fee Schedule. Chapter 54. “Natural Resources”. Article III. “Land Filling and Excavation”
 - h. Appendix B. Fee Schedule. Chapter 70. “Public Improvement Standards”
 - i. Appendix B. Fee Schedule. Chapter 74. “Sign Code”
 - j. 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.”

- 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. 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

§25.6 Zoning Special Exception	
Application Fee.....	\$100.00
§25.7 Expansion or Enlargement of a Nonconforming Use	
Application Fee.....	\$100.00
§25.8 Equitable Waiver of Zoning Dimensional Requirements	
Application Fee.....	\$100.00
§25.9 Zoning Administrator Written Interpretation	
Application Fee.....	\$125.00
§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
§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”

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
<u>585025000000000</u>	<u>92 Water St</u>	<u>(CB) Central Business</u>	<u>(DT-T) Downtown Transition</u>
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

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
568072000000000	82 Washington St	(CB) Central Business	(DT-L) Downtown Limited
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

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
574006000000000	25 Roxbury St	(CB) Central Business	(DT-C) Downtown Core
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

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
575023000000000	0 Gilbo Ave	(CB) Central Business	(DT-C) Downtown Core
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

Formatted Table

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
576017000000000	9 Ashuelot St	(CBL) Central Business Ltd.	(COM) Commerce
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
584058000000000	21 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

Formatted Table

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
590087000000000	89 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
590088000000000	83 Marlboro St	(COM) Commerce	(DT-E) Downtown Edge
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

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
569018000000000	38 Spring St	(HD) High Density	(DT-T) Downtown Transition
569019000000000	52 Spring St	(HD) High Density	(DT-T) Downtown Transition
569020000000000	58 Spring St	(HD) High Density	(DT-T) Downtown Transition
569054000000000	47 Spring St	(HD) High Density	(DT-T) Downtown Transition
569053000000000	57 Spring St	(HD) High Density	(DT-T) Downtown Transition
569062000000000	28 Roxbury Ct	(HD) High Density	(DT-T) Downtown Transition
569061000000000	22 Roxbury Ct	(HD) High Density	(DT-T) Downtown Transition
569060000000000	16 Roxbury Ct	(HD) High Density	(DT-T) Downtown Transition
585013000000000	19 Dunbar St	(HD) High Density	(DT-T) Downtown Transition
585012000000000	31 Dunbar St	(HD) High Density	(DT-T) Downtown Transition
585011000000000	41 Dunbar St	(HD) High Density	(DT-T) Downtown Transition
585010000000000	57 Dunbar St	(HD) High Density	(DT-T) Downtown Transition
585009000000000	65 Dunbar St	(HD) High Density	(DT-T) Downtown Transition
585022000000000	74 Water St	(HD) High Density	(DT-T) Downtown Transition
585021000000000	68 Water St	(HD) High Density	(DT-T) Downtown Transition
585020000000000	60 Water St	(HD) High Density	(DT-T) Downtown Transition
585019000000000	54 Water St	(HD) High Density	(DT-T) Downtown Transition
585018000000000	48 Water St	(HD) High Density	(DT-T) Downtown Transition
585017000000000	42 Water St	(HD) High Density	(DT-T) Downtown Transition
585016000000000	32 Water St	(HD) High Density	(DT-T) Downtown Transition
585015000000000	26 Water St	(HD) High Density	(DT-T) Downtown Transition
584057000000000	29 Davis St	(HD) High Density	(DT-T) Downtown Transition
584056000000000	37 Davis St	(HD) High Density	(DT-T) Downtown Transition
584055000000000	47 Davis St	(HD) High Density	(DT-T) Downtown Transition
584052000000000	59 Davis St	(HD) High Density	(DT-T) Downtown Transition
584053000000000	47 Wilson St	(HD) High Density	(DT-T) Downtown Transition
584054000000000	43 Wilson St	(HD) High Density	(DT-T) Downtown Transition
584051000000000	71 Davis St	(HD) High Density	(DT-T) Downtown Transition
584050000000000	75 Davis St	(HD) High Density	(DT-T) Downtown Transition
584049000000000	87 Davis St	(HD) High Density	(DT-T) Downtown Transition
584048000000000	97 Davis St	(HD) High Density	(DT-T) Downtown Transition
584047000000000	107 Davis St	(HD) High Density	(DT-T) Downtown Transition
584046000000000	121 Davis St	(HD) High Density	(DT-T) Downtown Transition
584045000000000	125 Davis St	(HD) High Density	(DT-T) Downtown Transition
591001000000000	283 Main St	(HD) High Density	(DT-I) Downtown Institutional Campus
584006000000000	161 Main St	(HD) High Density	(DT-G) Downtown Growth
584004000000000	27 Winchester St	(HD) High Density	(DT-G) Downtown Growth
584005000000000	199 Main St	(HD) High Density	(DT-G) Downtown Growth
574037000000000	93 Railroad St	(I) Industrial	(DT-G) Downtown Growth
576019000000000	171 West St	(O) Office	(DT-T) Downtown Transition
576024000000000	17 Wilder St	(O) Office	(DT-T) Downtown Transition
576025000000000	151 West St	(O) Office	(DT-T) Downtown Transition

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
576026000000000	143 West St	(O) Office	(DT-T) Downtown Transition
576030000000000	129 West St	(O) Office	(DT-T) Downtown Transition
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

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
590097000000000	222 Main St	(O) Office	(DT-T) Downtown Transition
590098000000000	226 Main St	(O) Office	(DT-T) Downtown Transition
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)

- 58406200000000 (133 Main St)
- 58406100000000 (143 Main St)
- 58406000000000 (147 Main St)
- 58400600000000 (161 Main St)
- 58400200000000 (162 Main St)
- 58400300000000 (174 Main St)
- 58508200000000 (196 Main St)
- 58400500000000 (199 Main St)
- 57403500000000 (0 Railroad St)
- 57403600000000 (0 Railroad St)
- 57403700000000 (93 Railroad St)
- 57404000000000 (75 Railroad St)
- 57404100000000 (51 Railroad St)
- 57404200000000 (0 Railroad St)
- 574036000003000 (0 Railroad St)
- 58302900000000 (81 Ralston St)
- 58303000000000 (55 Ralston St)
- 58303100000000 (19 Ralston St)
- 58303200000000 (1 Ralston St)
- 58404300000000 (56 Ralston St)
- 58404400000000 (66 Ralston St)
- 57501700000000 (0 School St)
- 57403900000000 (0 Water St)
- 58502600000000 (0 Water St)
- 58501500000000 (26 Water St)
- 58501600000000 (32 Water St)
- 58501700000000 (42 Water St)
- 58501800000000 (48 Water St)
- 58501900000000 (54 Water St)
- 58502000000000 (60 Water St)
- 58502100000000 (68 Water St)
- 58502200000000 (74 Water St)
- 58502300000000 (84 Water St)
- 58502400000000 (88 Water St)
- 58502500000000 (92 Water St)
- 58502700000000 (122 Water St)
- 58502800000000 (124 Water St)
- 58502900000000 (152 Water St)
- 57403800000000 (158 Water St)
- 57500100000000 (5 Wilson St)
- 57500200000000 (6 Wilson St)
- 57500300000000 (12 Wilson St)
- 58405300000000 (47 Wilson St)
- 58405400000000 (43 Wilson St)
- 59100700000000 (131 Winchester St)
- 59203100000000 (223 Winchester St)
- 59203200000000 (195 Winchester St)
- 59203300000000 (185 Winchester St)
- 59203500000000 (165 Winchester St)
- 59203600000000 (147 Winchester St)
- 59203700000000 (141 Winchester St)
- 58400400000000 (27 Winchester St)

George Hansel, Mayor

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
585025000000000	92 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

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
568072000000000	82 Washington St	(CB) Central Business	(DT-L) Downtown Limited
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

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
574006000000000	25 Roxbury St	(CB) Central Business	(DT-C) Downtown Core
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

Tax Map Parcel #	Street Address	Current Zoning District	Proposed Zoning District
575023000000000	0 Gilbo Ave	(CB) Central Business	(DT-C) Downtown Core
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
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
584060000000000	147 Main St	(CBL) Central Business Ltd.	(DT-C) Downtown Core
584059000000000	0 Davis St	(CBL) Central Business Ltd.	(DT-C) Downtown Core
584058000000000	21 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.

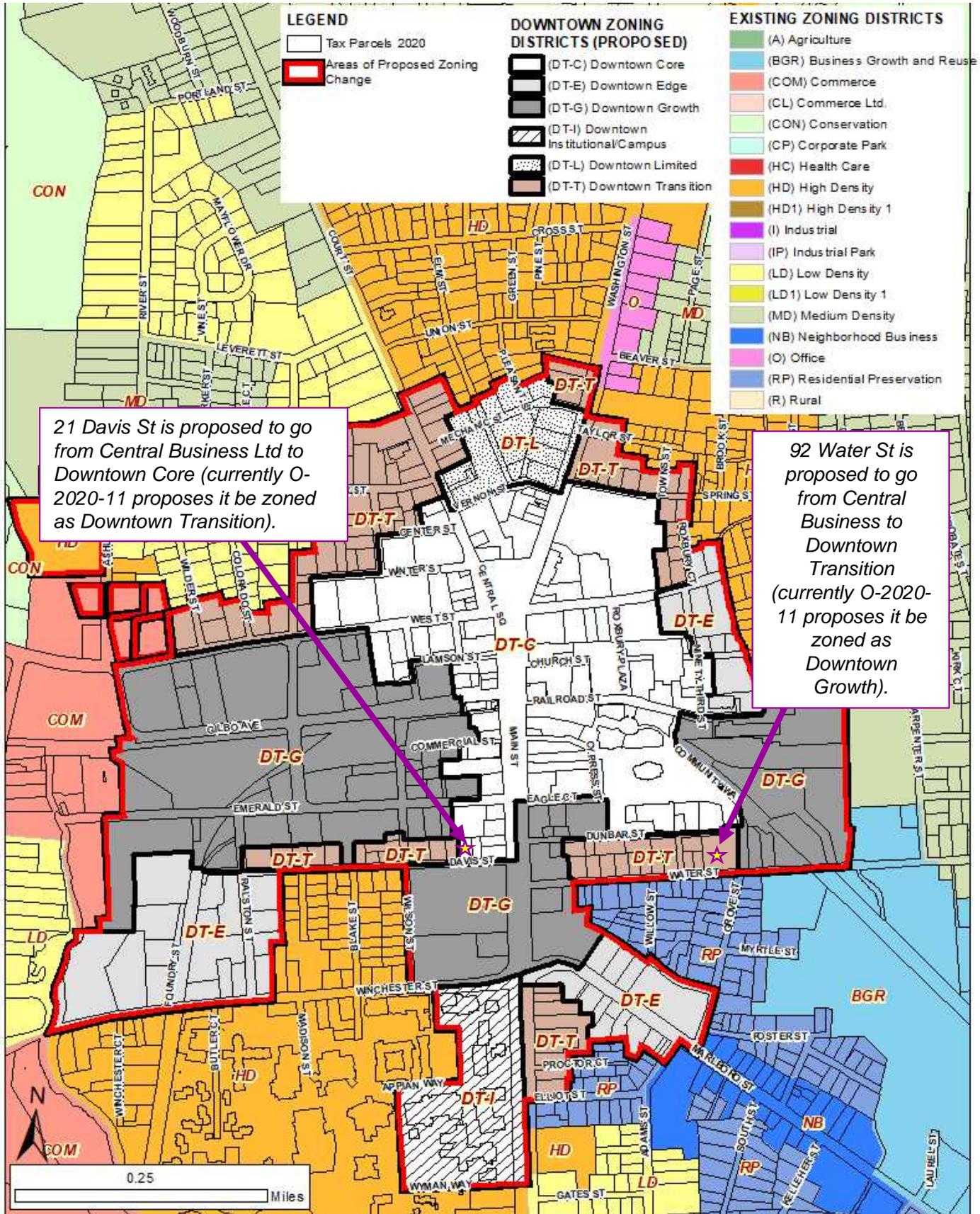
4. The following parcels shall be removed from the Sustainable Energy Efficient Development (SEED) Overlay District.
 - 575010000000000 (0 Commercial St)
 - 575009000000000 (20 Commercial St)
 - 585008000000000 (4 Crossfield St)
 - 574041000000000 (0 Cypress St)
 - 584059000000000 (0 Davis St)
 - 584058000000000 (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-A Proposed Downtown Keene Zoning

(updated 2/1/21)



K:\PROJECTS\Active Projects\Land Use Code Update Phase II\Phase II\Ordinance for Adoption\Zoning\Map\FutureZoning_DowntownDist_ shedingwithredline_ amended2121.mxd

Joint Committee PLD/Planning Board

Hello, my name is Tom Stevens. I've operated a fairly successful auto repair business for 30 years in Keene, with the past 20 years located at 122-124 Water St. I have been following the city's proposed Land Use Update for the last few years. I thought the update and new districts provide a good template for growth and ease in navigation of the land use code. I believe that my spot on the proposed downtown zoning map is in the correct district for potential uses of my land. I am in favor of the changes as shown on the proposed map. The Joint PLD/Planning board meeting of Jan.19th 2021 seemed to have singled my land from the rest in the district as to needing a buffer or some sort of transition. I'm not sure why that is, but if it is needed, I would like to suggest adding Downtown Transition District to the Grove St./ south side of Water St. That would protect the dwellings that are now in the Residential Preservation district and be a transition. So I would like to keep the proposed map as is, so as to be efficient with the cost of effort, time and money that the city and staff has expended already on this matter. There are potential uses in this Downtown Growth district that will require annual license and conditional permits, which will be some of the most regulated parcels in the city, and which permits should also protect the south side of Water St and/or the rest of this district. Please let me make use of my land in the DT-growth district . Thank you,

Tom Stevens, 122 Water St., Keene, N.H. 03431