

City of Keene
New Hampshire

PLANNING, LICENSES AND DEVELOPMENT COMMITTEE
MEETING MINUTES

Wednesday, August 25, 2021

7:00 PM

Council Chambers

Members Present:

Kate M. Bosley, Chair
Mitchell H. Greenwald, Vice Chair
(arrived at 7:06 PM)
Philip M. Jones
Gladys Johnsen
Catherine Workman

Staff Present:

Elizabeth A. Dragon, City Manager
Thomas P. Mullins, City Attorney
Rhett Lamb, Community Development
Director/Assistant City Manager
Kürt Blomquist, Public Works
Director/Emergency Management Director

Members Not Present:

All Present

Chair Bosley called the meeting to order at 7:00 PM and explained the procedures of the meeting. Roll call was conducted.

1) Keene Music Festival – Request to Use City Property – Music Fest

Chair Bosley asked to hear from Pablo Fleischmann.

Pablo Fleischmann of 37 Roxbury St. stated that he owns Green Energy Options. He continued that he has been helping organize the Keene Music Fest since its inception in 2001. He thanked the PLD Committee and the City Council for their support over the years. It is a great event for Keene. This year it is a little scaled back, but probably it will not feel like it the day of the event. He has the schedule, which is subject to change, and can answer any questions.

Kürt Blomquist, Public Works Director/Emergency Management Director, stated that Mr. Fleischmann missed saying that the Music Fest is next weekend, which is Labor Day weekend. He continued that staff is excited to see folks coming back and enjoying this event. This will be the 20th or 21st year of the Music Fest. Mr. Fleischmann has had several protocol meetings with staff and they have come to agreement on all items. Staff recommends the Committee move forward with granting this license.

Councilor Jones stated that it does not seem like there is a City Council meeting happening before this event. Mr. Blomquist replied that the City Council meeting will be September 2. He continued that they are cutting it really close.

Chair Bosley asked if Mr. Fleischmann wants to talk about where the stages will be set up. Mr. Fleischmann replied that the event starts at 11:00 AM on September 4 and will be quiet by 9:59 PM. He continued that it is a “classic set-up,” with stages at Railroad Square, Miller Brothers alley next to the construction of the Colonial Theater, Lamson St., the Central Square bandstand, City Tire, and the Toadstool Book Shop. He does not know the final tally, but there will be approximately 65 bands. It is a one-day event, and free. No one gets paid, other than the vendors for the portable toilets and the tents, as well as a couple of sound people.

Chair Bosley stated that this sounds like an incredible gift for everyone. She asked if there were any questions from the committee. Hearing none, she asked if members of the public had any questions. Hearing none, she asked for a motion.

Councilor Johnsen made the following motion, which was seconded by Councilor Greenwald.

By a vote of 5-0, the Planning, Licenses, and Development Committee recommends that The Keene Music Festival be granted a street fair license to use downtown City rights-of-way for purposes of conducting merchant sidewalk sales, as well as use of downtown City property on Central Square, Railroad Square, and designated parking spaces on Main Street to conduct the Keene Music Festival on September 4, 2021 from 9:00 AM to 10:30 PM.

In addition, the applicant is permitted to close off a portion of Railroad Street, from Main Street to the westerly entrance of the Wells Street Parking Garage, and a portion of Church Street from Main Street to the entrance of the Vision Financial parking lot. This permission is granted subject to the signing of a revocable license and indemnification agreement, submittal of a certificate of liability insurance in the amount of \$1,000,000 listing the City of Keene as an additional insured, submittal of a signed letter of permission from City Tire for use of their property, and compliance with any recommendations of City staff. In addition, the petitioner is granted use of the requested parking spaces free of charge under the provisions of the Free Parking Policy. Petitioner agrees to absorb the cost of any City services over and above any amount of City funding allocated in the FY 22 Community Events Budget. Said payment shall be made within 30-days of the date of invoicing.

2) **Keene Elm City Rotary Club – Request to Use City Property – Clarence DeMar Marathon**

Chair Bosley asked to hear from Alan Stroshine. Alan Stroshine of 27 Salisbury Rd. stated that he is a member of the Keene Elm City Rotary Club and Race Director of the Clarence DeMar Marathon. He continued that he is respectfully requesting, again, an event permit to put on the 43rd running of the Clarence DeMar Marathon and the 7th running of the Clarence DeMar Half Marathon.

Chair Bosley stated that she thinks they are all very familiar with this event. She continued that her children have run the marathon many times. She asked to hear from Mr. Blomquist.

Mr. Blomquist stated that Mr. Stroshine has had protocol meetings with staff and they have gone through the issues. He continued that staff recommends the Committee grant the license.

Councilor Jones stated that it is great to have these events again, and he thanked Mr. Stroshine for all he does. Chair Bosley replied that she seconds that. She continued that her daughter is excited to do this marathon again, and it is on her bucket list to do at least the half marathon someday.

Mr. Stroshine stated that Kathrine Switzer, the first woman to officially run the Boston Marathon, delivered one of his favorite quotes: "If you ever start losing faith in human nature, come out and watch a marathon." He continued that it will lift your spirits, no doubt.

Chair Bosley asked if members of the public had any questions. Hearing none, she asked for a motion.

Councilor Greenwald made the following motion, which was seconded by Councilor Jones.

By a vote of 5-0, the Planning, Licenses, and Development Committee recommends that the Elm City Rotary Club be granted permission to sponsor the Clarence DeMar Marathon on September 26, 2021, subject to the signing of a revocable license and indemnification agreement and the submittal of a certificate of liability insurance in the amount of \$1,000,000 listing the City of Keene as an additional insured. This license is conditional upon the petitioners providing an adequate number of volunteer race marshals to ensure runner safety along the course, and subject to any recommendations of City staff. Petitioner agrees to absorb the cost of any City services over and above any amount of City funding allocated in the FY 22 Community Events Budget. Said payment shall be made within 30-days of the date of invoicing.

3) Negotiate Lease of Airport Property – Airport Director

Chair Bosley asked to hear from Airport Director David Hickling.

David Hickling stated that the Keene community has a great airport, as shown by the fact that many people want to base their airplanes here. He continued that they actually have a hangar shortage and many people waiting to get in. There are people showing interest in developing hangars. The first one he is bringing forward to the Committee is Jack Franks of Avanru Development, a local developer with an aviation background. He has expressed interest in leasing some land to develop a corporate-sized hangar, which would be able to house corporate jets the Airport cannot currently put in hangars. This would be a great benefit for the Airport and the community. The Airport would like the Committee's recommendation that the City Manager be authorized to do all things necessary to negotiate and execute a lease with Avanru Development for this hangar.

Councilor Greenwald stated that as the City Council's representative on the Airport Marketing and Development Committee, he can say that the AMDC discussed this and is in favor of this project.

Councilor Jones stated that many years ago, the City Council set a goal, in the Operating Budget, to lower the subsidy of the Keene Airport, and this is a great step towards that. He thanked Mr. Hickling and stated that he looks forward to this. He hopes the contract works out.

Chair Bosley asked if members of the public had any questions. Hearing none, she asked for a motion.

Councilor Workman made the following motion, which was seconded by Councilor Jones.

By a vote of 5-0, the Planning, Licenses, and Development Committee recommends that the City Manager be authorized to do all things necessary to negotiate and execute a lease with Avanru Development for the construction and use of a corporate aircraft hangar at the Keene Dillant-Hopkins Airport.

4) Adjournment

There being no further business, Chair Bosley adjourned the meeting at 7:15 PM.

Respectfully submitted by,
Britta Reida, Minute Taker

Edits submitted by,
Patricia Little, City Clerk