



PLANNING, LICENSES AND DEVELOPMENT COMMITTEE
Council Chambers A, Keene City Hall
July 9, 2025
6:00 PM

A. AGENDA ITEMS

1. Direct Referral to Committee: Buba Street Noodle & Bar - Request for Permission to Serve Alcohol - Sidewalk Café
2. Let It Shine - Request to Use City Property - 2025 Pumpkin Festival
3. Keene Pride - Request to Designate Keene a Sanctuary City for the LGBTQIA+ Community

B. MORE TIME ITEMS

1. Relating to Amendments to the Land Development Code to Encourage Housing Development in Keene
Ordinance O-2025-15
2. Relating to Amendments to Definitions of the Land Development Code to Encourage Housing Development in Keene and the Definitions Relating to Charitable Gaming Facilities
Ordinance O-2025-17
3. Relating to Setbacks and Build-to Dimensions
Ordinance O-2025-20
4. Relating to Definitions for Accessory Structure, Setbacks and Build-to Dimensions
Ordinance O-2025-21

NON PUBLIC SESSION

ADJOURNMENT



CITY OF KEENE NEW HAMPSHIRE

ITEM #A.1.

Meeting Date: July 9, 2025

To: Planning, Licenses and Development Committee

From: Keisha Nguyen

Through: Terri Hood, City Clerk

Subject: **Direct Referral to Committee: Buba Street Noodle & Bar - Request for Permission to Serve Alcohol - Sidewalk Café**

Recommendation:

Move to recommend that Buba Street Noodle & Bar be granted permission to serve alcoholic beverages in connection with their Sidewalk Café License, subject to the customary licensing requirements of the City Council, compliance with the requirements of Sections 46-1191 through 46-1196 of the City Code, and compliance with any requirements of the NH Liquor Commission. This license shall expire on March 1, 2026.

Attachments:

1. Buba Street Noodle & Bar 2025 Letter to Mayor and Council signed

Background:

Ms. Nguyen is requesting permission to serve alcohol at her Sidewalk Cafe located at 44 Main Street. She would like to begin using the area as soon as possible after their July 9, 2025 opening, and asked that her request be directly referred to Committee to expedite the process.

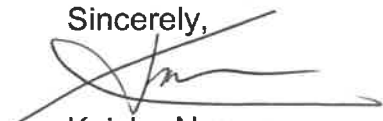
Mayor Kahn and Keene City Council
City of Keene
3 Washington Street
Keene, NH 03431

July 2, 2025

Honorable Mayor and City Council,

We are the owners of Buba Street Noodle & Bar located at 44 Main Street, Keene, NH 03431. We are a new restaurant that is opening on July 9th, 2025. We have applied for a Sidewalk Café License through the Keene City Clerk's Office. At our Sidewalk Café, we plan to serve our full menu of food that includes alcohol beverages. We are requesting that the Mayor and City Council provide us permission to serve alcohol on City Property as part of our Sidewalk Café License. We have a valid New Hampshire Liquor License that we have provided to the City Clerk's Office with our Sidewalk Café Application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keisha', with a long horizontal line extending to the right.

Keisha Nguyen
Buba Street Noodle & Bar LLC
Bubastreet.keene@gmail.com



June 3, 2025

Honorable Mayor Kahn and Keene City Council,

The Let It Shine Board would like to submit its request for a license for the 2025 Keene Pumpkin Festival. Following the glowing success of last year's event, we're excited to bring back a nearly identical event, renewing our focus on a safe, family-friendly atmosphere that will help celebrate Keene's tradition, while keeping it local to the region.

We will begin our protocol process soon, but as we are planning an identical festival to last year, we do not anticipate any major hurdles to creating another festival the city departments feel comfortable supporting.

We met both before and after the 2024 festival with city department chairs and Keene State and will continue to coordinate our efforts with those parties to minimize the burden on our city departments and local infrastructure. We will continue to update required documentation as protocol moves forward, and if the City Council would like these updates, we will happily provide them.

The high-level points from this year's festival are as follows:

- Requested street closures will include Main Street from Emerald Street to Central Square during Saturday October 18, the Central Square slip lane from Thursday, October 16 through Sunday October 19 (to allow for safe erection and disassembly of a tower), Railroad Street on Saturday, October 18, and the Central Square rotary lane and left northbound Main Street lane as-needed between those days for pumpkin distribution from schools and loading of the tower.
- No counting of pumpkins will occur, nor will any Guinness attempts be made. We would like to emphasize this to not be a competition, but a community, and we continue to feel this is a good way to accomplish this aim.
- All local elementary schools are provided free pumpkins and invited to carve and display them.
- Up to 12 non-profits will be selling food, and up to 20 craft vendors will sell their wares.
- Local businesses will once again host trick-or-treating for children and host pumpkin specials.
- Promotion will be targeted specifically to Cheshire County and immediately adjacent regions.
- Through conversation with KSC and the City of Keene, the festival date has been coordinated to align with KSC Family Day. This is attended by 300-500 people so should not impact the festival.

We (and so many in the community) are excited to celebrate this festival downtown once again, and we are looking forward to working with the City of Keene and the City Council to continue our great tradition.

Thank you for your time and consideration.

Sincerely,

Michael Giacomo

Chairman of the Board, Let It Shine

Residential - 615 Hurricane Rd, Keene, NH 03431

Mailing - 63 Emerald St Box 512, Keene, NH 03431

keenepumpkinfest@gmail.com



City Council
City of Keene
3 Washington Street
Keene, NH 03431

Dear Members of the City Council,

I am writing on behalf of Keene Pride and concerned community members to respectfully request that the City of Keene be designated as a sanctuary city for the LGBTQ+ community. In light of the increasing and alarming legislative attacks faced by LGBTQ+ individuals at both national and state levels, it is imperative that we take firm and supportive action locally to reinforce our values of inclusion, diversity, and equality.

The past few years have seen a troubling surge in policies that seek to marginalize and undermine the rights of LGBTQ+ individuals. This has created an atmosphere of fear and uncertainty for many residents within our community. While we may not have control over state or national legislation, our city can be a beacon of hope and support to those who feel threatened and unwelcome.

By declaring Keene a sanctuary city for the LGBTQ+ community, we would publicly affirm that our city stands in solidarity with its LGBTQ+ residents and visitors. This designation would serve several important functions:

- 1. Safety and Support:** It would provide immediate reassurance to our LGBTQ+ community members that Keene is a safe haven, encouraging them to live openly and authentically without fear of discrimination or harm.
- 2. Promoting Equality:** This action would send a powerful message that our city prioritizes equal rights and will resist discriminatory practices. It will enhance our local reputation as a welcoming community.
- 3. Community Engagement:** Establishing Keene as a sanctuary city would foster ongoing dialogue and collaboration between city leaders, local organizations like Keene Pride, and community stakeholders to create programs and initiatives that uplift and support LGBTQ+ residents.

We urge you to take this bold step to demonstrate your commitment to protecting every individual's rights and dignity. As representatives of Keene, you have the opportunity to lead by example, creating an



603-696-2927



www.keenepride.org



25 Roxbury St. #114
Keene, NH 03431



environment where everyone, regardless of their sexual orientation or gender identity, can feel safe and valued.

We, the undersigned, stand united in this request, and we hope that the City Council will echo our commitment to inclusivity and support for all. Thank you for considering our petition. We look forward to your response and are eager to work together to make Keene a more inclusive city for everyone.

Sincerely,

DocuSigned by:

908C1FA08751476...
 Adam Toepfer
 Board President

Signed by:


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 Paulee Mekdeci
 Board Vice President

Signed by:

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 Katie Fenton
 Administrative Director

Signed by:

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 Levi Barrett
 Treasurer

Signed by:

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 Gene McDonald
 Board Member

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 Mel Adams
 Board Member

Signed by:

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 Sam Clark
 Board Member

DocuSigned by:

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 Patrick Brown
 Board Member

Signed by:

8AF5544180524C1...
 Caleb Harbeck
 Board Member

Please see the attached documents for additional undersigned individuals.



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25 Roxbury St. #114
 Keene, NH 03431