



PLANNING, LICENSES AND DEVELOPMENT COMMITTEE
Council Chambers A, Keene City Hall
October 8, 2025
6:00 PM

A. AGENDA ITEMS

1. Mark Rebillard - Use of City Property - Series of Small-Scale Downtown Festivals During Downtown Construction Project
2. Direct Referral to Committee: Keene Sno-Riders - Requesting Permission to Run Snowmobiles in the Right-of-Way along Krif Road from Ashuelot Rail Trail to Winchester Street
3. Direct Referral to Committee: The Perch - Request for Permission to Serve Alcohol - Sidewalk Café

B. MORE TIME ITEMS

1. Request for Consideration of an Ordinance Amendment to Regulate the Muzzling of Dogs
2. Relating to Amendments to the Zoning Map – Low Density to Commerce – Intersection of Pearl Street and Winchester Street Ordinance O-2025-28
3. Relating to Pavement Setbacks and Cross Site Access Ordinance O-2025-29
4. Petition to Amend the Zoning Map - 1.24 Acre Portion of 62 Maple Avenue - Industrial Park to Medium Density Ordinance O-2025-34

NON PUBLIC SESSION

ADJOURNMENT

Mark Rebillard

Chairperson

PO Box 80

Keene, NH 03431

(603) 439-0321

Mark@DeepRootsMB.com



September 16, 2025

Keene City Council

Mayor Jay Kahn & Keene City Council

3 Washington Street

Keene, NH 03431

Dear Mayor Kahn and City Council,

On behalf of a partnership between the Keene Downtown Group (KDG) and the Colonial Theatre, I ask the City of Keene to grant licenses and allocate the city resources required for six small, limited size festivals to be held in Downtown Keene on dates to be determined in 2026. Each one day festival will feature live stage performances, sidewalk sales, buskers, vendors and craft areas and may also require some reserved parking spaces, limited street closures, police, fire and public works resources services to be conducted effectively, economically and safely.

These festivals are part of a Colonial KDG collaborative project called "Dig Into Keene", a three part plan to keep downtown vibrant and active during the planned construction phases. Please see the attached project summary for more detailed description.

The Keene Downtown Group is a 501c6 non-profit that has successfully produced many downtown events including the Keene Ice & Snow Festival, Keene Art Walk, and the early years of the Keene Music Festival.

Thank you for your consideration.

Sincerely,

Mark Rebillard

“Dig Into Keene”

A Collaboration of The Colonial Theatre & The Keene Downtown Group

Summary

With a vast two-year downtown infrastructure reconstruction project set to begin in March of 2026, The Colonial Theatre and the Keene Downtown Group recognize the challenges and opportunities this presents for a vital component of our regional community. While the city has hired an ombudsman to facilitate communication with downtown merchants around construction events. Traffic disruptions, accessibility concerns, and potential revenue losses for businesses threaten the vibrancy of downtown Keene.

We believe that:

1. Strong alliances and clear communication among downtown stakeholders will be more critical than ever over the next three years.
2. Small regular downtown festival events have great potential to mitigate business disruption and normalize regular pedestrian traffic during construction.
3. Consistent outreach, listening, reporting and adapting to change is essential to achieve stakeholder awareness, trust and involvement.

Together, we will:

1. Lead downtown merchants, city government, regional businesses, nonprofits, property owners, community members and volunteers in the shared production of **6-12 small new downtown events** each year. Events may include combinations of live music, sidewalk sales, buskers and live acts, community games, scavenger hunts, store attractions, temporary art installations and more.
2. **Maintain a community currency voucher system; gift cards/coupons** that can be redeemed at all downtown merchants with special incentives for those who are most affected by the current phase of construction. These will be promoted and given out at downtown events, with the instruction to spend at least twice as much as the voucher value, if you can.
3. **Seek funding** for event production expenses, vouchers program and executive staff at the Keene Downtown Group to sustain and grow downtown communication structure and facilitate event collaboration throughout the construction years, and beyond.

When the dust settles... key outcomes will be:

1. A robust, intact and engaged community of downtown stakeholders with the shared knowledge, systems and organizational resources to create and plan collaborative events.
2. A downtown that can boast that it not only survived but thrived, adding new attractions and businesses while cultivating cultural vibrancy during construction.



CITY OF KEENE NEW HAMPSHIRE

ITEM #A.2.

Meeting Date: October 8, 2025

To: Planning, Licenses and Development Committee

From: Jeremy Evans President - Keene Sno-Riders

Through: Terri Hood, City Clerk

Subject: **Direct Referral to Committee: Keene Sno-Riders - Requesting Permission to Run Snowmobiles in the Right-of-Way along Krif Road from Ashuelot Rail Trail to Winchester Street**

Recommendation:

Attachments:

1. Keene Sno-Riders City of Keene Crossing Request 25-26_redacted

Background:

Mr. Evans has submitted the annual request for use of City property to operate snowmobiles on certain City trails and rights-of-way for the 2025-2026 winter season.



Keene Sno-Riders, Inc
PO Box 1511
Keene, NH 03431
Keenesnorider@ne.rr.com

October 3, 2025

To the Mayor and City Council

The Keene Sno-Riders, snowmobile club, is seeking renewal of permission for snowmobiles to utilize city rights-of-way along Krif Road from the Ashuelot Rail Trail to Winchester Street, crossing Winchester Street, to the property of Kiritsy LLC at 471 Winchester Street. The requested approval would run from December 15th, 2025, through March 30th, 2026, snow conditions permitting.

We currently have permission to use the following properties:

Krif Rd Associates Ltd	460 Winchester St	Tax map: 115/ / 015/000 000/000
Kiritsy LLC.	471 Winchester St	Tax map: 115/ / 023/000 000/000
State of NH		Tax map: 578-006-000-000-000

We are requesting renewal of license for permission to cross the following City of Keene properties

Access to a portion of the Old Gilsum Road of approximately one mile to the Gilsum town line.
Parcel # 204-001-000-000-000

Crossing of Winchester Street at Krif Road

Crossing of Production Ave approximately 200 ft south of Route 9

We are available to answer any questions or concerns which you may have.

Thank you for your consideration.

Jeremy Evans, President, Keene Sno-Riders, Inc.

[Redacted]
[Redacted]



CITY OF KEENE NEW HAMPSHIRE

ITEM #A.3.

Meeting Date: October 8, 2025

To: Planning, Licenses and Development Committee

From: Warren Steinberg

Through: Terri Hood, City Clerk

Subject: **Direct Referral to Committee: The Perch - Request for Permission to Serve Alcohol - Sidewalk Café**

Recommendation:

Attachments:

1. The Perch Request on 100625

Background:

Mr. Steinberg holds a non-alcohol Sidewalk Café license and has now received his State of NH Liquor License and would like to serve alcohol at his Sidewalk Café located at 82 Main Street. Mr. Steinberg is requesting a direct referral to the Committee in order to expedite the process and be able to get his upgraded license in time for the Pumpkin Festival that is being held on October 18, 2025.

To: The Honorable Mayor and Members of the Keene City Council

From: Warren Steinberg, Owner, *The Perch*, 82 Main Street, Keene, NH

Date: 10/6/2025

Subject: Request for Approval to Allow Liquor Service on Approved Sidewalk Café Patio

Dear Mayor and Members of the City Council,

I am writing to formally request approval to allow the service and consumption of liquor on the outdoor sidewalk café at *The Perch*, located at 82 Main Street in downtown Keene.

Our establishment has already been approved for the operation of a sidewalk café; however, this is our first request to permit liquor service in that area. The intent is to provide a safe, well-managed environment where guests can enjoy food and beverages outdoors while maintaining full compliance with all applicable city and state liquor regulations.

This request carries particular importance as we approach the upcoming Pumpkin Festival. During large community events, it becomes increasingly difficult to distinguish whether patrons are carrying alcoholic or non-alcoholic beverages when entering the restaurant's sidewalk café. Having a clearly designated and approved outdoor area for consumption of all beverages would allow for improved oversight, reduce potential confusion, and ensure compliance with all rules and expectations.

Given the timing and community significance of this event, I respectfully request that this matter be **directly referred to committee** for prompt review and recommendation.

Thank you for your time and consideration, and for your continued support of downtown Keene's local businesses. I look forward to working collaboratively with the City to ensure a smooth and responsible implementation of this request.

Sincerely,

Warren Steinberg

Owners, *The Perch*

82 Main Street, Keene, NH

603-852-5469

keeneperch@gmail.com

A handwritten signature in black ink, appearing to read 'Warren Steinberg', with a long horizontal flourish extending to the right.