



KEENE CITY COUNCIL  
Council Chambers, Keene City Hall  
October 16, 2025  
7:00 PM

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MINUTES FROM PRECEDING MEETING**

- October 2, 2025 Minutes

**A. HEARINGS / PRESENTATIONS / PROCLAMATIONS**

1. Public Hearing - Prohibiting the Operation of Keno - Municipal General Ballot Question
2. Public Hearing - Allowing the Operation of Social Districts - Municipal General Ballot Question

**B. ELECTIONS / NOMINATIONS / APPOINTMENTS / CONFIRMATIONS**

1. Confirmations - Energy & Climate Committee, Human Rights Committee
2. Nomination - Congregate Living and Social Services Licensing Board

**C. COMMUNICATIONS**

1. Andrew Oram - Resignation - Congregate Living and Social Services Licensing Board
2. Ken Kost - In Opposition to the Sale of 100 Church Street and Proposing a Community Stewardship Plan
3. Councilor Williams - In Opposition to the Sale of 100 Church Street and Proposing a Redesign of the Area

**D. REPORTS - COUNCIL COMMITTEES**

1. Keene Sno-Riders - Requesting Permission to Run Snowmobiles in the Right-of-Way along Krif Road from Ashuelot Rail Trail to Winchester Street
2. The Perch - Request for Permission to Serve Alcohol - Sidewalk Café

**E. CITY MANAGER COMMENTS**

**F. REPORTS - CITY OFFICERS AND DEPARTMENTS**

1. Randyn Markelon - Resignation - Planning Board
2. Emma Siemer - Resignation - Human Rights Committee
3. Kathleen Malloy - Resignation - Zoning Board of Adjustment

**G. REPORTS - BOARDS AND COMMISSIONS**

**H. REPORTS - MORE TIME**

1. Mark Rebillard - Use of City Property - Series of Small-Scale Downtown Festivals During Downtown Construction Project

**I. ORDINANCES FOR FIRST READING**

**J. ORDINANCES FOR SECOND READING**

**K. RESOLUTIONS**

1. In Appreciation of Christopher L. Simonds Upon His Retirement  
Resolution R-2025-33
2. In Appreciation of Todd R. Farnsworth Upon His Retirement  
Resolution R-2025-34

**NON PUBLIC SESSION**

**ADJOURNMENT**

A regular meeting of the Keene City Council was held on Thursday, October 2, 2025. The Honorable Mayor Jay V. Kahn called the meeting to order at 7:01 PM. Roll called: Kate M. Bosley, Laura E. Tobin, Michael J. Remy, Randy L. Filiault, Robert C. Williams, Edward J. Haas, Philip M. Jones, Andrew M. Madison, Kris E. Roberts, Jacob R. Favolise, Bryan J. Lake, Catherine I. Workman, Bettina A. Chadbourne, Thomas F. Powers, and Mitchell H. Greenwald were present. Councilor Madison led the Pledge of Allegiance.

#### MINUTES FROM PRECEDING MEETING

A motion by Councilor Greenwald to adopt the September 18, 2025, meeting minutes as presented was duly seconded by Councilor Bosley. The motion carried unanimously with 15 Councilors present and voting in favor.

#### ANNOUNCEMENTS

Mayor Kahn shared a reminder of the Municipal Primary Election scheduled for October 7, 2025. Polls would be open from 8:00 AM to 7:00 PM. Direct any questions about elections and voting to the City Clerk's Office, who the Mayor said was busy preparing in its usual professional manner.

Next, the Mayor shared many wonderful community events and holidays to look forward to this season, calling it a perfect time to come together and celebrate what makes the City so special:

- October 3 to 5, 2025: Monadnock International Film Festival (MONIFF), with many independent and short films of interest.
- October 3, 2025: National Manufacturing Day. Some local manufacturers would also be celebrating throughout the month.
- October 5, 2025: Fire Prevention Parade at 1:00 PM. Fire departments throughout Cheshire County and beyond would participate. Councilor Powers said there would be a trailer and platform to watch the parade outside Cherry Garden on Main Street.
- October 13, 2025: Columbus Day and Indigenous People's Day
- October 13, 2025: Navy 250th Birthday
- October 13 to 24, 2025: Einbeck, Germany, Sister City Student Exchange. The Mayor thanked households throughout the City for hosting members of the Sister City, calling it a great partnership.
  - October 13, 2025: The choral group of 25 to 29 students arrive.
  - October 15, 2025: Official Einbeck Delegation to arrive.
  - October 16, 2025: Opening reception at 9:00 AM in the Council Chambers. Some members of the Delegation would attend the City Council meeting that evening for a Proclamation.
  - October 19, 2025: Keene-Einbeck Choral Exchange Concert at 5:00 PM at Redfern Arts Center.
  - The Delegation would travel throughout the City and region during the rest of its visit.
- October 15, 2025: Support Your Local Chamber of Commerce Day
- October 18, 2025: Keene Pumpkin Festival
- October 24 to 26, 2025: Friends of the Library Fall Book Sale

- October 31, 2025: Trick-or-Treating from 5:30 PM to 7:30 PM
- October 2025: Bat Appreciation Month

Mayor Kahn concluded his announcements by congratulating the Hannah Grimes Center on Radically Rural, October 7 to 9, 2025. This summit for rural businesses would attract more than 400 people to Keene from throughout the nation.

#### PROCLAMATION - EMPLOYEE-OWNED BUSINESS MONTH

Mayor Kahn noted that Whitney Brothers in Keene changed ownership in summer 2025. He welcomed new owner Scott Kroger, the first owner of an employee stock-owned company in the City of Keene. On behalf of this transition, Mayor Kahn read into the record and presented Mr. Kroger with a Proclamation, declaring October 2025 as Employee Ownership Month in Keene and recognizing Whitney Brothers' 121-year legacy in Keene and commitment to its employees.

Mr. Kroger said he was incredibly honored to receive this Proclamation on behalf of Whitney Brothers, just one of many employee-owned companies in the state of New Hampshire. Mr. Kroger was proud to be leading a company with a heritage of 121 years behind it. He was joined at the meeting by four colleagues (Debbie, Chris, Nate, and Chris), representing a dedicated team of people doing some tremendous things to innovate and build new, high-quality products in Keene. Mr. Kroger said Whitney Brothers manufactures a unique product and every single piece of furniture produced touches a young life in some way. Now, as an employee-owned company, every employee would have a stake; Mr. Kroger said that it drives a community of innovation, motivation, engagement, and quality. He added that Whitney Brothers was proud to be in Keene and hoped to be for another 121 years, and they planned to grow and expand in New Hampshire as well. Mr. Kroger thanked Mayor Kahn for the honor again.

#### COMMUNITY RECOGNITION: PARAGON MARKETING NAMED TO THE "2025 BEST COMPANIES TO WORK FOR" BY BUSINESS NEW HAMPSHIRE MAGAZINE

The Mayor welcomed Founder and CEO of Paragon Digital Marketing Zach Luse for community recognition. Mayor Kahn reported that Paragon Digital Marketing was just named one of the "2025 Best Companies to Work For" by Business New Hampshire Magazine. The Mayor called this a tremendous honor and a testament to the incredible vision and culture that Mr. Luse had built over the previous 13 years. This recognition was particularly meaningful because it was based directly upon feedback from Paragon employees, a remarkable 100% of whom agreed that they felt encouraged to learn and their manager truly cared about them as people. Located in downtown Keene and in the renovated historic church on Court Street, Mayor Kahn said Paragon Digital Marketing was proving a small team could have a huge impact. With just eight employees, Paragon built a creative, innovative, and deeply human centered workplace; they had prioritized the well-being of their employees with unlimited paid time off, flexible schedules, and unique team building events (e.g., kayaking trips and family-friendly pumpkin carving festivals). The Paragon office environment fosters creativity, with amenities like vintage arcade games, foosball, and an office kegerator. Mr. Luse was quoted stating, "We're not just here to do great work. We're here to do good for our clients, for our community, and for each other." The Mayor said this was evident in Paragon's mission driven work with

many of their clients being local nonprofits and small businesses. They also regularly volunteered and promoted sustainable practices. On behalf of the City of Keene, Mayor Kahn formally commended Paragon Digital Marketing, and its team, for their dedication to the Keene community and for building a workplace that truly values its people and makes Keene a better place to work and live.

Mr. Luse said Paragon had been in downtown Keene for 13 years and hoped to last 121 years (like Whitney Brothers). From the beginning, Paragon had been really invested in the community and giving back whenever possible, which he thought employees valued and enjoyed; from a fun night at The Colonial sponsoring a show, teaching a class at Keene State College, or building and managing the Explore Keene website. Mr. Luse appreciated all the support he received over the years from the City Council and the City staff as well, especially when it came to renovating church. In the upcoming months, he looked forward to opening Platz Beer Garden, which he hoped would be another Best Place to Work in New Hampshire. Mr. Luse thanked the Mayor for the recognition, saying Paragon loves being in Keene.

#### NOMINATIONS - ENERGY & CLIMATE COMMITTEE, HUMAN RIGHTS COMMITTEE

Mayor Kahn nominated Matthew Boulton to serve as an Alternate member of the Energy and Climate Committee, with a term to expire December 31, 2027. The Mayor also nominated Gregory Kleiner to serve as an Alternate member of the Human Rights Committee, with a term to expire December 31, 2026. Mayor Kahn tabled the nominations until the next regular meeting.

COMMUNICATIONS - KEN KOST - IN SUPPORT OF PRESERVING 100 CHURCH STREET AS A POCKET PARK; ROBERT AND SUSAN HAMM - IN SUPPORT OF PRESERVING 100 CHURCH STREET AS A POCKET PARK; JODI NEWELL - PETITION FOR THE CITY TO RETAIN OWNERSHIP OF 100 CHURCH STREET AND PROPOSED MAINTENANCE PLAN; MICHELE CHALICE - REQUEST TO PURSUE CDBG GRANT FUNDS - FOR THE RENOVATION OF 100 CHURCH STREET; *AND* PAUL RODENHAUSER - IN SUPPORT OF THE SALE OF 100 CHURCH STREET TO A PRIVATE OWNER

The first communication was received from Ken Kost, submitting a follow-up letter of support for maintaining 100 Church Street as a pocket park for the benefit of the residents of East Keene. A second communication was received from Robert and Sandra Hamm, in support of preserving 100 Church Street as a pocket park. A third communication was received from Jodi Newell, submitting a petition containing 21 signatures of individuals residing in Keene who agreed to commit to the maintenance of 100 Church Street as a green space, and providing a maintenance and stewardship plan for consideration. Mayor Kahn accepted all three communications as informational.

A fourth communication was received from Michele Chalice, requesting permission to pursue a Federal Community Development Block Grant for up to \$500K to renovate the 0.12-acre green space at 100 Church Street. The Mayor referred the communication to the City Manager pending the Council's decision about 100 Church Street.

A fifth communication was received from Paul Rodenhauer, in support of the sale of 100 Church Street to a private property owner, citing the difficulties with private maintenance of publicly owned property, and the issues the location poses for the neighboring residents. Mayor Kahn accepted the communication as informational.

**MSFI REPORT - SALE OF CITY PROPERTY - 100 CHURCH STREET; *AND* PETITIONS IN SUPPORT OF THE SALE OF 100 CHURCH STREET TO A PRIVATE OWNER - TENANTS OF 110 AND 116 CHURCH STREET AND 103 ROXBURY STREET**

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending accepting the petitions from tenants of 110 and 116 Church Street and 103 Roxbury Street as informational. The Municipal Services, Facilities and Infrastructure Committee report further recommended on a vote of 4 to 1, that the City Manager be authorized to do all things necessary to negotiate and execute the sale of 100 Church St., Parcel #574-015. A motion by Councilor Greenwald to carry out the intent of the Committee report was duly seconded by Councilor Filiault.

Councilor Greenwald summarized the previous meetings on the potential sale of 100 Church Street. He noted that when Antioch University New England inhabited a small brick building on Roxbury Street, the parcel was well used as a small park, but the University no longer owned that building. Councilor Greenwald recalled that after this potential sale was discussed by the Finance, Organization and Personnel (FOP) Committee, which recommended the sale to City Council, several Councilors suggested reconsidering keeping it as a green space if neighbors could take it over. The matter was referred to the Municipal Services, Facilities and Infrastructure (MSFI) Committee, which discussed it for two meetings and asked the neighborhood for a plan. Councilor Greenwald said no firm plan had come forward. At the last MSFI meeting, there was a 4 to 1 vote to sell the property. He said there were a lot of neighbor comments that he wanted to inform the Council about. Councilor Greenwald reminded the Council of the basics about the parcel: City-owned small piece of land available to the public, not a park, not a dog park, cannot be posted as “no trespassing” in the case of nefarious activities, planted and maintained by Antioch University in the past. Councilor Greenwald said the MSFI Committee was told that the City did not want to keep this property; it wanted to sell or be rid of it in some manner. The City would probably cut the grass, but landscaping would be doubtful. It was unlikely the City would maintain the property as a safe area for the public and abutters. Two petitions were submitted by abutters, one from owners of the brick building on Roxbury Street. The petition from the Church Street abutter requested that the parcel be sold for safety concerns, which Councilor Greenwald thought was an important consideration. He also saw a group of neighbors organizing on Facebook to maintain it as greenspace, and he thought he saw someone looking to buy it for a communally owned greenspace; he said that idea would have various long-term problems (e.g., policing) the City Attorney could speak to. However, Councilor Greenwald said the neighbors would need a plan approved by City staff to pursue that. He noted that the Council had been going through this for three plus months, and he wondered if the neighbors would have a plan; maybe not. Councilor Greenwald wanted to give the interested neighbors one more month to develop their plan and said it would be the last time he would support referring it back to Committee.

A motion by Councilor Greenwald to amend the Committee report to refer the Sale of City Property – 100 Church Street back to the Municipal Services, Facilities and Infrastructure Committee was duly seconded by Councilor Filiault.

Councilor Filiault was one of the four Councilors who voted to sell. In fairness, Councilor Filiault agreed that the MSFI Committee had told the east side neighbors that if they came up with a plan, the Council would look at it. He said the request had gone through the FOP Committee, which voted to sell, and the MSFI Committee twice, and nobody had a plan. Councilor Filiault mentioned the five communications to the Council this week on this matter, one of which was referred to the City Manager because of logistical and legal questions. Councilor Filiault agreed with Councilor Greenwald to send this back to the MSFI Committee one more time, and not again, to see if there could be a legitimate plan in the next 30 days. He did not think it was that pressing an issue and the City could wait 30 more days. Councilor Filiault agreed with the amendment.

Councilor Tobin said in thinking about and listening to this matter, one thing discussed a lot was greenspace, but she did not think this was really a question about greenspace. She stated this property was never designed as a park. Whether the City were to buy or sell it, Councilor Tobin said that would not guarantee the property would remain greenspace. She said it was confusing to her why the City would sell the space to one group when there was already another individual asking. She also thought it was important to remember this request to purchase the property developed out of safety concerns from the neighbors. Councilor Tobin said she had not heard any of those things being addressed in any of the plans, which she called lovely, but were more focused on landscaping and helping to clean up garbage. He said the neighbors were already doing that, which was great, but now they were asking for more that might solve the problem of being afraid to go out to the dumpster because of fear of who might be there. Councilor Tobin thought the City had done a lot of work to create a City that is open to new housing development. If the City was going to be friendly toward new housing, she thought the City would also have to be friendly toward landlords and tenants; she said the Council could not walk away when they ask for help. Councilor Tobin thought it made sense to send this to MSFI back in August and to listen to the neighbors after she initially supported the FOP Committee's recommendation to sell. However, she said nothing had addressed the safety concerns that were the initial reason for selling the property. If the option was to refer this back to Committee and discuss this again, Councilor Tobin was okay with it but said it was also delaying resolving these safety concerns. Councilor Tobin added that regardless of whether this property would be sold or not, she really appreciated how engaged the neighbors were, and she hoped the City could really harness that energy as many properties need extra love and care: a plot of land across the street, another park not far from there, a pocket park on Church Street. Councilor Tobin thought it would be great to work with City staff on developing a program that would help allow residents to participate more in their community, citing the real need for that.

Councilor Roberts said he heard people talking repeatedly about safety and how much the Police had to get involved. He wanted to emphasize that the reason they suggested getting rid of this park could and would be used against the City Council in the future. When talking about the people in the neighboring building feeling unsafe, Councilor Roberts said in the previous six months, he saw three people three: one sitting on the wall drinking and two people from the

neighborhood cleaning the park. He thought the people whom neighbors were really scared of were sitting across the street on the bench under the tree, sometimes 10 or 12 together, from early in the morning and until late in the afternoon. If talking about safety, Councilor Roberts said the Council needed to discuss the Rail Trail and Bike Path: under the bridge where women were now scared to walk on the Bike Path because there were people there, further up the Bike Path where people smoke by the bench, needles on the road that goes Public Works, or the property behind Hundred Nights Shelter. He also cited cars, who have nothing to do with recreation, coming/going from the new Pat Russell Park early in the mornings. So, Councilor Roberts said that if using safety as the reason, to ensure it applies to everything. If the City did not want the park, Councilor Roberts said the City should just come out and say it did not want the park, not say it was for safety reasons.

Councilor Madison noted that the City did not initially own this parcel, it was seized by the City through eminent domain for a road that was then not built. He said the City did not buy this property with the intention of creating a park, the City took the property through eminent domain and then did nothing with it. Councilor Madison added that he really appreciated all of the community/neighborhood feedback and input, but he noticed two differences between the communications he had received: (1) the residents adjacent to this property, who were dealing with the concerning behaviors on a daily basis, and were very much in favor of selling; and (2) people who generally lived several blocks away (or in a few cases, way across town) and really wanted the City to keep the property. Councilor Madison said he leaned toward listening to the people who dealt with these behaviors daily. For example, he walked this route pretty frequently as a shortcut to the Monadnock Food Co-Op, and on his last walk, he saw someone defecating in the open on this parcel. Councilor Madison called it, “pretty ridiculous” adding the City had few resources available to address these issues without the ability to “trespass” people from the parcel. He reiterated that this property was sitting as an empty lot because the City took it and that it could be returned to the tax rolls; the City did not buy the property, did not ask for it, but took it. Councilor Madison supported returning it to the public and tax rolls and moving forward.

Councilor Williams noted that it takes time to raise the interest of these many volunteers in the community, but it was achieved. He added that there was not just a petition, but a list of 21 people who volunteered to help create and implement the plan Councilor Greenwald was asking for, which Councilor Williams called an exciting development. Councilor Williams hoped the City could make use of this property, take what is learned, and deal with some of the other issues that Councilor Roberts discussed. However, Councilor Williams said there needed to be a chance for the people who had been coalescing around this to come together and develop a plan to make this property work first; there was only one week between the MSFI meeting and this Council meeting. He hoped that with more notice, there would be a plan that everyone would be happy with.

Councilor Haas appreciated the option to send this back to MSFI for another month and give people a chance to think through what they could come up with. He thought it was a good thing and hoped the Council would vote for the amendment. He was unsure what would come out of that month’s effort but said the Council heard a group assembling to care for this empty space. He noted that it was not the usual people he expected to see organizing, but new people were getting involved. So, the effort was building some momentum. Councilor Haas heard the



organizers knew they needed to involve neighboring tenants in the process, with ideas to make them feel safe. Councilor Haas appreciated the extra month and hoped everyone would vote for it.

The motion to amend the Committee report to refer Sale of City Property – 100 Church Street back to the Municipal Services, Facilities and Infrastructure Committee carried on a vote with 9 Councilors voting in favor and 6 Councilors voting in opposition. Councilors Bosley, Tobin, Remy, Madison, Lake, and Powers voted in the minority.

The motion to carry out the intent of the Committee report as amended carried with 14 Councilors voting in favor and 1 voting in opposition. Councilor Remy voted in the minority.

A point of order was raised by Councilor Remy related to the motion to refer the matter back to Committee having precedence over the motion to carry out the intent of the report. The City Attorney agreed with Councilor Remy's assessment that the motion to amend the report to refer the matter back to Committee was unnecessary but it was not an issue as long as the final outcome satisfied the Council.

Councilor Roberts temporarily left the meeting room after the vote.

#### MSFI REPORT - RELATING TO THE LOAD RATING STUDY RESULTS FOR THE BEAVER STREET AND SPRING STREET BRIDGES OVER BEAVER BROOK

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the City Engineer's report related to weight limits for Beaver Street and Spring Street bridges be accepted as informational. Mayor Kahn accepted the report as informational.

#### MSFI REPORT - DOWNTOWN INFRASTRUCTURE PROJECT UPDATE

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending accepting the Downtown Infrastructure Project report as informational. Mayor Kahn accepted the report as informational.

#### FOP REPORT - COUNCILOR REMY - REQUEST TO PLACE SOCIAL DISTRICT QUESTION ON 2025 MUNICIPAL GENERAL ELECTION BALLOT

A Finance, Organization and Personnel Committee report was read, unanimously recommending the question of whether to allow social districts in the City of Keene be placed on the 2025 Municipal General Election Ballot, and that a public hearing be scheduled for October 16, 2025. A motion by Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Remy.

Councilor Remy summarized the Committee report, noting that after a vote of the City to decide if constituents were interested, it would ultimately be the Council's decision. To demonstrate the possibilities of social districts, he used the Keene Food Festival as an example (which he was long involved with). For example, under a social district, The Stage could allow carry-out

martinis during the festival and patrons could walk around the festivities with their drinks and visit sidewalk booths of other businesses. Councilor Remy imagined some fun opportunities. He did not see harm in putting the option on the ballot to determine the interest of the voters, which was why he brought this forward.

Councilor Roberts returned to the meeting.

Councilor Greenwald apologized for not attending the Finance, Organization and Personnel (FOP) Committee meeting to ask directly. If the Council thought this was a “terrible” idea, he wondered why not vote in opposition now; why was the Council sending it to the ballot? The Mayor referred to a summary in the FOP minutes. Councilor Remy said he brought this forward because Keene is a City, not a town. So, this question must go through a ballot process, and the next time Keene could address this would be the 2027 election. He said that if the Council voted against this at this meeting, there would need to be a Public Hearing, so the public could ask any questions about how this would work. Then, the decision would be on the November ballot. If the public voted no, then social districts would not be allowed in the City of Keene. Someone could raise the issue and ask for it to be added to the ballot again in 2027; they would not be prohibited forever. It would give two more years to consider those interests.

Mayor Kahn added that unlike keno, which is structured to automatically go into effect in communities if no action is taken to prevent it by a certain date, the City does not *need* to put this question on the ballot in order to decide before it is allowed by default. Councilor Remy agreed that keno was the opposite. If the Council did not make the decision to put the social district question on the ballot, then Mayor Kahn said state law would supersede local decision-making. If the Council voted against this, the City would not have an opportunity to consider this on the general ballot for another two years.

Councilor Filiault said he thought social districts would be a bad idea and would not work for the City of Keene. He also felt that anytime the Council could allow the voters to look at something, vote on it, and refer their opinion back to the Council, it would be good. Councilor Filiault said the State of New Hampshire does not usually allow the City to do anything, and in this particular case, the state was allowing the voters to tell the City how they felt. So, he thought it was a positive thing. Again, Councilor Filiault said he thought social districts would be a bad idea, but he said 23,000 other people in Keene might disagree with him.

Councilor Williams said he also thought social districts would be a bad idea, but he agreed that the Council should send the question to the voters. Mayor Kahn said the Council was not voting on the idea.

Councilor Haas remembered that if the City had not addressed the Keno question, someone could have applied for and received a license, and they would have been grandfathered in later if the City chose to then object to Keno. He asked if the same situation would apply to this vote, or would this be a clear “yes or no” by the Council. The Mayor and City Attorney Amanda Palmeira agreed that Councilor Haas’s interpretation of the Keno situation was not entirely correct. The Mayor confirmed that the Council was voting “yes or no” on social districts whether to send the question of social districts to the ballot. The Mayor added that a *yes* vote by the

public on the ballot in November would allow the City to exercise its option for social districts with local rules designed by the City. Councilor Haas said that would place a lot of importance on this election. He said it would be up to the Council to ensure an incredible turnout to measure the will of the citizenry rather than some lobbying group.

Councilor Roberts said the FOP Committee specifically asked who would have final approval of this and the City Attorney confirmed that regardless of whether the public voted to approve this, it would only be the Council's decision whether to go forward with implementing social districts. That was why Councilor Roberts supported this motion, because if the voters supported this, the Council would get to consider it and decide whether it would be a good idea.

The motion to carry out the intent of the FOP Committee report carried with 14 Councilors voting in favor and 1 voting in opposition. Councilor Greenwald voted in the minority.

Mayor Kahn scheduled a Public Hearing on the request to place Social District Question on 2025 Municipal General Election ballot for October 16, 2025, at 7:05 PM.

Councilor Remy asked if a NH Liquor Commission representative would come to help him present at the Public Hearing. The City Clerk said she contacted the Liquor Commission, and they were not inclined to participate because they were not involved in this legislative initiative and did not have educational information to offer.

#### REPORT - ACCEPTANCE OF DONATIONS - HOLIDAY SPONSORSHIP PROGRAM - HUMAN SERVICES

A Finance, Organization and Personnel Committee report was read, unanimously recommending that the City Manager be authorized to do all things necessary to accept donations associated with the City's 2025 Holiday Sponsorship Program. A motion by Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Remy. The motion carried unanimously with 15 Councilors present and voting in favor.

#### REPORT - OVERVIEW OF OUTSIDE AGENCY FUNDING PROCESS - HUMAN SERVICES

A Finance, Organization and Personnel Committee report was read, unanimously recommending the overview of the outside agency funding process be accepted as informational. Mayor Kahn accepted the report as informational.

#### CITY MANAGER COMMENTS

Deputy City Manager Rebecca Landry thanked the City Council for its support of the Holiday Sponsorship Program. She called it a fantastic program, whether giving or receiving.

Next, the Deputy City Manager congratulated the Keene Fire Department for delivering a baby at the Fire Department in downtown Keene this week. Someone was directed to the Fire Department when there was supposed to be a longer drive to the hospital, but there was no way

to get there in time. Deputy City Manager Landry said the Fire Department team did a fantastic job and the City celebrated the birth of that child. She congratulated the Fire Department for all they did to make that a positive experience.

Deputy City Manager Landry also congratulated the Community Development Department for the formal adoption of the 2025 Comprehensive Master Plan by the Planning Board on September 29, 2025. The Deputy City Manager thanked Community Development Director Paul Andrus' team and all the community stakeholders who participated in the outcome of this project. Deputy City Manager Landry also thanked the City Council. There would be a Council workshop soon, when the Community Development Department would present ways to integrate the new Master Plan Pillars and other priorities with the Council's goals.

Additionally, City Clerk Terri Hood reported that voters would notice the new vote tabulation machines at the upcoming Municipal Primary Election. The Ballot Law Commission approved this voting system in 2024, so Clerk's office staff had been working many hours, preparing for these new systems to go as smoothly and seamlessly as possible. The Clerk's office was excited that this tabulation system would streamline things and the City Clerk thought voters would find the machines helpful, with large screens; if there are issues with any votes on the ballot, machines offer voters the option to review their ballots and either place them in the side compartment for hand counting, or choose to mark a new ballot in case of mistakes. Overall, the City Clerk thought it would be a nice change for people that would streamline the Clerks' election close out process as well, so she was looking forward to it. Mayor Kahn thanked the Clerk's office for all its election prep.

#### O-2025-29 RELATING TO PAVEMENT SETBACKS AND CROSS-SITE ACCESS – JOINT PLANNING BOARD/PLD

A Joint Planning Board/Planning, Licenses and Development Committee report was read, with the Planning Board unanimously finding Ordinance O-2025-29 consistent with the 2010 Master Plan, and the Planning, Licenses and Development Committee recommending the Mayor set a Public Hearing on Ordinance O-2025-29. Mayor Kahn filed the memorandum and set a Public Hearing for November 6, 2025, at 7:00 PM.

#### R-2025-26 RELATING TO AN AMENDED RETURN OF LAYOUT FOR A PUBLIC RIGHT-OF- WAY KNOWN AS GROVE STREET - PLANNING BOARD

A Planning Board report was read, unanimously recommending the City Council approve a petition to amend the layout of Grove Street in the vicinity of Water Street. Mayor Kahn filed the memorandum as informational.

#### MORE TIME - RELATING TO RULES FOR THE OPERATION OF BICYCLES - ORDINANCE O-2025-33

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending placing Ordinance O-2025-33 Relating to Rules for the Operation of Bicycles on more time. Mayor Kahn granted more time.

ORDINANCE FOR FIRST READING - PETITION TO AMEND THE ZONING MAP - 1.24 ACRE PORTION OF 62 MAPLE AVENUE - INDUSTRIAL PARK TO MEDIUM DENSITY - ORDINANCE O-2025-34

A memorandum was read from Public Works Director Don Lussier, recommending that Ordinance O-2025-34 Relating to a Zoning Map Amendment – Maple Avenue, be referred to the Joint Planning Board/Planning, Licenses and Development Committee. Mayor Kahn referred Ordinance O-2025-34 to the Joint Planning Board/Planning, Licenses and Development Committee.

ORDINANCE FOR SECOND READING - RELATING TO CLASS ALLOCATION - ORDINANCE O-2025-31

The City Clerk noted that a Scrivener's error in the preamble of Ordinance O-2025-31 was corrected as the first iteration listed an effective date of September 21, 2025 assuming the Ordinance would be before the Council for second reading on September 18, 2025. That date was removed, and if adopted the Ordinance would become effective upon passage.

A Finance, Organization and Personnel Committee report was read, unanimously recommending adoption of Ordinance O-2025-31 Relating to Class Allocation. Mayor Kahn filed the report. A motion by Councilor Powers to adopt Ordinance O-2025-31 was duly seconded by Councilor Remy. The motion carried unanimously on a roll call vote with 15 Councilors present and voting in favor.

RESOLUTIONS - RELATING TO AN AMENDED RETURN OF LAYOUT FOR A PUBLIC RIGHT-OF-WAY KNOWN AS GROVE STREET - RESOLUTION R-2025-26; *AND* RELATING TO A DEED FOR LAND REMOVED FROM THE RIGHT-OF-WAY AND AN EASEMENT FOR PUBLIC INFRASTRUCTURE PETITION - PUBLIC WORKS DIRECTOR - RESOLUTION R-2025-27

The City Clerk noted that a Scrivener's error in Resolutions R-2025-26 and R-2025-27 was corrected to change the Public Hearing date from the originally listed August 21, 2025, to the actual date of September 4, 2025.

Mayor Kahn reminded the Council that only Councilors who participated in the site visit could vote on these Resolutions. Councilor Powers recused himself.

The first Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the adoption of Resolution R-2025-26 Relating to an Amended Return of Layout for a Public Right-of-Way Known as Grove Street. Mayor Kahn filed the report. A motion by Councilor Greenwald to adopt Resolution R-2025-26 was duly seconded by Councilor Filiault.

Councilor Greenwald summarized the Committee report and recalled the site visit. He said moving this very small piece of land would facilitate Habitat for Humanity's extra unit, which

10/02/2025

would not really affect the roadway operation. He thought this made a lot of sense and urged a positive vote.

Councilor Roberts noted he has lived on Grove Street for 24 years, and felt this correction would absolutely improve Grove Street. At this time, he said many people used this lane to access Community Way or Marlboro Street from Grove Street. Councilor Roberts said this correction was needed a long time ago. Mayor Kahn said they would see how much could be done by virtue of the vote.

Councilor Bosley agreed completely with Councilor Roberts, but Councilor Bosley did not think the outcome of the vote on Resolution R-2025-26 would make those things happen. Councilor Bosley said this was about adjusting a very small strip of land, so it would not consume a second awkward lane. She thought the Public Works Department was aware of the problem Councilor Roberts cited and could fix it in the future. Mayor Kahn thought Councilor Bosley made a good distinction that there were two separate actions here.

The motion to adopt Resolution R-2025-26 carried unanimously with 14 Councilors voting in favor. Councilor Powers abstained.

A second Municipal Services, Facilities and Infrastructure Committee was read, unanimously recommending the adoption of Resolution R-2025-27 Relating to a Deed for Land Removed from the Right-of-Way and an Easement for Public Infrastructure. A motion by Councilor Greenwald to adopt Resolution R-2025-27 was duly seconded by Councilor Filiault. The motion carried unanimously with 14 Councilors voting in favor. Councilor Powers abstained.

#### ADJOURNMENT

There being no further business, Mayor Kahn adjourned the meeting at 8:10 PM.

A true record, attest:

  
City Clerk



## PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Keene City Council relative to a request from a City Councilor to place a question on the 2025 Municipal General Ballot that would prohibit the operation of "keno" in the City of Keene. That request was granted by the Keene City Council on September 4, 2025, with a required informational public hearing to be held at least 15 days but not more than 30 days before the question is to be voted on.

"Keno" is any game where a player purchases a ticket from a field of 80 numbers and selects a specific amount of numbers. A random number generator employed by the NH Lottery Commission chooses 20 numbers at random and the player is paid out against his or her original wager. All net proceeds collected by the Lottery Commission under RSA 284:47 shall be deposited into the education trust fund established by RSA 198:39 for the purpose of providing grants to public schools, and to chartered public schools, toward the cost of operation of an approved full-day kindergarten program.

This request is in response to the passage of HB737, which amended the local option provisions in statute related to the operation of keno Effective June 1, 2027. The legislation permits keno by default within the boundaries of the municipality, unless the question is put to voters. The wording of the question shall be substantially as follows: "Shall we prohibit the operation of keno games within the town or city?" prior to the effective date.

Hearing Date: October 16, 2025  
Hearing Time: 7:00 PM  
Hearing Place: Council Chambers, Keene City Hall

Per order of the Mayor and Councilors of the City of Keene, this fourth day of September, two thousand and twenty-five.

Attest:   
City Clerk



## PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Keene City Council relative to a request from a City Councilor to place a question on the 2025 Municipal General Ballot that would allow "Social Districts" in the City of Keene. That request was granted by the Keene City Council on October 2, 2025, with a required informational public hearing to be held at least 15 days but not more than 30 days before the question is to be voted on.

"Social district" means a defined outdoor area in which a person may consume alcoholic beverages sold by a licensee. This term does not include the licensee's premises or an extended area of such premises allowed under RSA 178:24.

This is in response to House Bill 467, which allows any city or town to allow the operation of social districts according to the provisions of RSA 178:35. The wording of the question shall be substantially as follows: **"Shall we allow the operation of social districts within the City of Keene?"** If a majority of those voting on the question vote "Yes," social districts may be operated within the town or city, subject to the passage of an Ordinance by the City Council permitting such districts in compliance with RSA 178:35.

Hearing Date: October 16, 2025

Hearing Time: 7:05 PM

Hearing Place: Council Chambers, Keene City Hall

Per order of the Mayor and Councilors of the City of Keene, this second day of October, two thousand and twenty-five.

Attest:   
City Clerk





## CITY OF KEENE NEW HAMPSHIRE

ITEM #B.1.

**Meeting Date:** October 16, 2025  
**To:** Mayor and Keene City Council  
**From:** Mayor Jay V. Kahn  
**Through:** Terri Hood, City Clerk  
**Subject:** **Confirmations - Energy & Climate Committee, Human Rights Committee**

---

**Council Action:**

**In City Council October 2, 2025.**

**Nominations tabled until the next regular meeting.**

**Recommendation:**

**Attachments:**

None

**Background:**

I hereby nominate the following individuals to serve on the designated Board or Commission:

**Energy and Climate Committee**

Matthew Boulton  
71 Terrace Street  
Slot 16 - Alternate

Term Exp: December 31, 2027

**Human Rights Committee**

Gregory Kleiner  
119 Carroll Street  
Slot 14 - Alternate

Term Exp: December 31, 2026



## CITY OF KEENE NEW HAMPSHIRE

ITEM #B.2.

**Meeting Date:** October 16, 2025  
**To:** Mayor and Keene City Council  
**From:** Mayor Jay V. Kahn  
**Through:** Terri Hood, City Clerk  
**Subject:** **Nomination - Congregate Living and Social Services Licensing Board**

---

**Recommendation:**

**Attachments:**

1. Hamm, Robert\_redacted

**Background:**

I hereby nominate the following individuals to serve on the designated board or commission:

**Congregate Living and Social Services Licensing Board**

Robert Hamm  
Slot 1 - Regular Member  
89 Valley Street

Term to expire Dec. 31, 2027

**From:** [City of Keene](#)  
**To:** [Nicole Howe](#); [Terri Hood](#); [Heather Fitz-Simon](#)  
**Subject:** New submission from City Board or Commission Volunteer Form  
**Date:** Friday, October 10, 2025 4:56:06 PM

---

Submitted on 10/10/2025

Submitted fields are:

<b>Name</b>
Robert Hamm
<b>Email</b>
[REDACTED]
<b>Phone</b>
[REDACTED]
<b>Address</b>
89 VALLEY ST KEENE, New Hampshire 03431-3836 United States <a href="#">Map It</a>
<b>How long have you resided in Keene?</b>
36 years
<b>Employer</b>
Retired
<b>Occupation</b>
Clrgry
<b>Retired?</b>
Yes
<b>Please list any organizations, groups, or other committees you are involved in</b>
Cheshire Medical Center – per diem spiritual care provider Hundred Nights Shelter – volunteer East-side Neighborhood Association Newfane Congregational Church, Newfane, Vermont – member Vermont Conference, UCC, Nominating Committee Windham-Union Association, Vermont Conference, UCC, Executive Committee
<b>Have you ever served on a public body before?</b>
No
<b>Please select the Boards or Commissions you would be most interested in serving on.</b>
<ul style="list-style-type: none"><li>• College City Commission</li><li>• Congregate living and social services licensing board</li></ul>

**Please let us know the Board or Commission that you are most interested in serving on.**

Congregate Living and Social Services Licensing Board

**Optional - Please select your second choice of which Board or Commission you would like to serve on.**

College-City Commission -I'm curious that this field states that it's optional but rejects the application, stating that it is required.

**Optional - Please select your third choice of which Board or Commission you would like to serve on.**

-I'm curious that this field states that it's optional (as does the field above) but rejects the application, stating that it is required.

**Please share what your interests are and your background or any skill sets that may apply.**

My interests are manifold. Vocationally/professionally, I have been interested in and worked on behalf of endeavors that work broadly to alleviate human suffering. Specifically, that includes the issues of food insecurity, lack of affordable housing, neighborhood livability, education and any and all attempts at developing and encouraging activities that nurture social capital.

**Suggest other public bodies of interest**

What does this mean? I serve and work at Cheshire Medical Center.

**Please provide two personal references:**

**Name**

Joan Murphy

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Name**

Vicky Morton

**Email**

[REDACTED]

**Phone**

[REDACTED]



## CITY OF KEENE NEW HAMPSHIRE

ITEM #C.1.

**Meeting Date:** October 16, 2025  
**To:** Mayor and Keene City Council  
**From:** Andrew Oram  
**Through:** Terri Hood, City Clerk  
**Subject:** **Andrew Oram - Resignation - Congregate Living and Social Services Licensing Board**

---

**Recommendation:**

**Attachments:**

1. Communication\_Oram

**Background:**

Andrew Oram has resigned from the Congregate Living and Social Services Licensing Board. Mr. Oram has served on the board since December 2021.

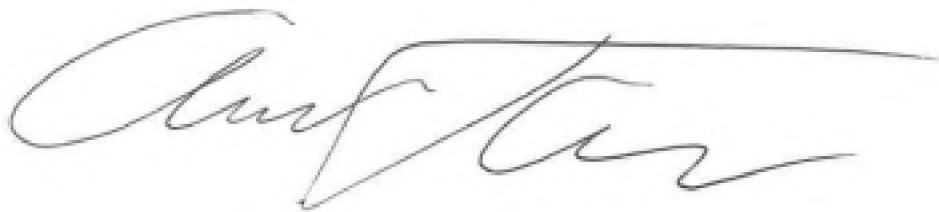
To the folks associated with the CLSS Board,

I find my life getting complicated and demanding in unexpected ways that prevent me from the level of focus required to complete my board duties. Not being able to do the job in a way that meets my own standards compels me to tender my resignation.

I've enjoyed working with all of you and feel that we successfully accomplished our responsibilities together. Best wishes to you all.

Regards,

Andrew Oram

A handwritten signature in black ink, appearing to read 'Andrew Oram', with a long horizontal stroke extending to the right.



## CITY OF KEENE NEW HAMPSHIRE

ITEM #C.2.

**Meeting Date:** October 16, 2025  
**To:** Mayor and Keene City Council  
**From:** Ken Kost  
**Through:** Terri Hood, City Clerk  
**Subject:** **Ken Kost - In Opposition to the Sale of 100 Church Street and Proposing a Community Stewardship Plan**

---

**Recommendation:**

**Attachments:**

1. Ken Kost Communication 101325 Redacted

**Background:**

Ken Kost has submitted a letter with 25 East Side residents' signatures stating they are against the sale of 100 Church Street and would like to preserve that space as a pocket park and a valuable neighborhood asset. They further explain their Community Stewardship Plan. The 25 East Side residents signed pages are available by request to the City Clerk's office.

Honorable Mayor and City Council

City of Keene  
3 Washington Street  
Keene, NH 03431

October 13, 2025

Re: Sale of 100 Church Street

Dear Mayor and City Councilors

### **Community Stewardship Plan for 100 Church Street**

#### **Neighborhood Support**

On October 6, **25 East Side residents** signed *Attachment 1*, against the sale of 100 Church Street. This shows strong community support for preserving this pocket park as a valued neighborhood asset. It also aligns with a key goal of Keene's recently adopted **Master Plan**.

#### **Commitment to City/Community Partnership**

On September 30<sup>th</sup>, Jodi Newall delivered the draft community maintenance plan to the city for inclusion in the agenda of the October 2 Council meeting. This plan provides signed commitment of **22 residents** committed to pick up trash in the park and visually monitor the park on a routine schedule.

The plan below adds additional information to the plan previously submitted. The plan proposes a collaborative partnership with the city to manage and enhance this space. This type of city-neighbor cooperation is part of what makes Keene such a vibrant and livable community.

---

#### **East Side Neighborhood Stewardship Plan**

We recognize that 100 Church Street is one of several East Side locations where people gather. Our plan is based on the principles of **Crime Prevention Through Environmental Design (CPTED)**, a proven, multidisciplinary approach to reducing crime through thoughtful design and active use of public spaces.



## 1. Maintenance and Management (*Shared Responsibility*)

- **Regular Upkeep:**  
Our group will provide **trash pickup and garden care**, complementing Parks & Recreation's existing maintenance.
- **Community Watch:**  
We will implement **scheduled monitoring** to promote safety and accountability.
- **Security Cameras:**  
If abutters and residents support it, we endorse the City's authority to install **security cameras** on public land to enhance safety.

## 2. Natural Surveillance (*City Responsibility*)

- **Open Sightlines:**  
The berm is a key design element. It allows visibility of people sitting or standing in the park from the street and sidewalk. If we still want the berm lowered, **Mr. Lussier** confirmed during the September 24 MSFI Committee meeting that the city can reduce the berm height using in-house resources.  
➤ *We petition the city to proceed with this adjustment if needed.*
  - **Lighting:**  
Mr. Lussier also noted that the city can work with **Eversource** to install **dusk-to-dawn LED lighting with motion sensors**.  
➤ *We petition the city to initiate this lighting upgrade.*
- 

## 3. Territorial Reinforcement (*Shared Responsibility*)

- **Defined Edges:**  
Landscaping and pathways already help define the space. However, a **fence is needed on the east edge**, and the **north fence should be extended to the sidewalk** to separate the park from adjacent homes and dumpsters.  
➤ *We petition the city to install these fences.*
- **Community Branding:**  
We propose naming the pocket park and installing a sign that communicates its role as a **safe, respectful neighborhood space**.

- *Our neighbors will design the sign and raise funds for fabrication.*
  - *We petition the City to approve the naming and installation of the sign.*
- 

#### **4. Programming the Park (Neighborhood Responsibility)**

We are forming an **East Side Activity Committee** to organize low-intensity programming to include the many people with disabilities and older residents who live near the pocket park. Ideas are:

- Outdoor art classes
  - Tai chi and yoga
  - Children's performances
  - Poetry/story slams
  - Pop-up art exhibits
- *This committee will continue to meet and develop innovative ideas to activate the space and foster community.*
- 

#### **Additional Actions for Consideration**

##### **Regulatory Authority on Unimproved Land**

Under **Keene Code of Ordinances Chapter 58, Article IV, Section 58-68**, the following uses are prohibited at 100 Church Street:

- Alcohol consumption
- Camping
- Firearms or harming wildlife

While **smoking and loitering** are not explicitly listed, the city can regulate these behaviors through:

- General public conduct ordinances
  - Health and safety regulations
  - Signage authorized by the Public Works Director
-

**Sample Signage Proposal**-to be submitted if the city does not sell the pocket park.

**Subject:** Request for Regulatory Signage at 100 Church Street

**To:** Director of Public Works, City of Keene

**From:** [Your Name / Organization]

**Date:** [Insert Date]

**Purpose:**

To request installation of signage to promote public safety and compliance with city ordinances.

**Requested Signage:**

- "No Smoking – City Ordinance"
- "Drug-Free Zone – RSA & City Code"
- "No Loitering – Public Conduct Ordinance"

**Justification:**

- The space is next to residential homes with concerns about illegal activity.
- Signage will deter disruptive behavior and reinforce city regulations.
- Supports community health and safety goals.

**Requested Action:**

- Approval and installation of signs by Public Works.
- Optional coordination with Keene Police for enforcement visibility.

---

**Further Consideration: Adopt as an Official Park**

If 100 Church Street is adopted as a **Parks & Recreation Park, Chapter 58, Article I, Division 2**, would provide added authority to regulate the space, including:

- Prohibiting use between sunset and sunrise
- Banning glass containers, alcohol, and tobacco products

Since Parks & Recreation already maintains the space, formal designation would not increase their workload but would enhance enforcement and community safety.



Ken Kost  
51 Railroad Street





## CITY OF KEENE NEW HAMPSHIRE

ITEM #C.3.

**Meeting Date:** October 16, 2025

**To:** Mayor and Keene City Council

**From:** Councilor Robert Williams

**Through:** Terri Hood, City Clerk

**Subject:** **Councilor Williams - In Opposition to the Sale of 100 Church Street and Proposing a Redesign of the Area**

---

**Recommendation:**

**Attachments:**

1. 20251014\_Letter\_to\_Council\_Church\_Street

**Background:**

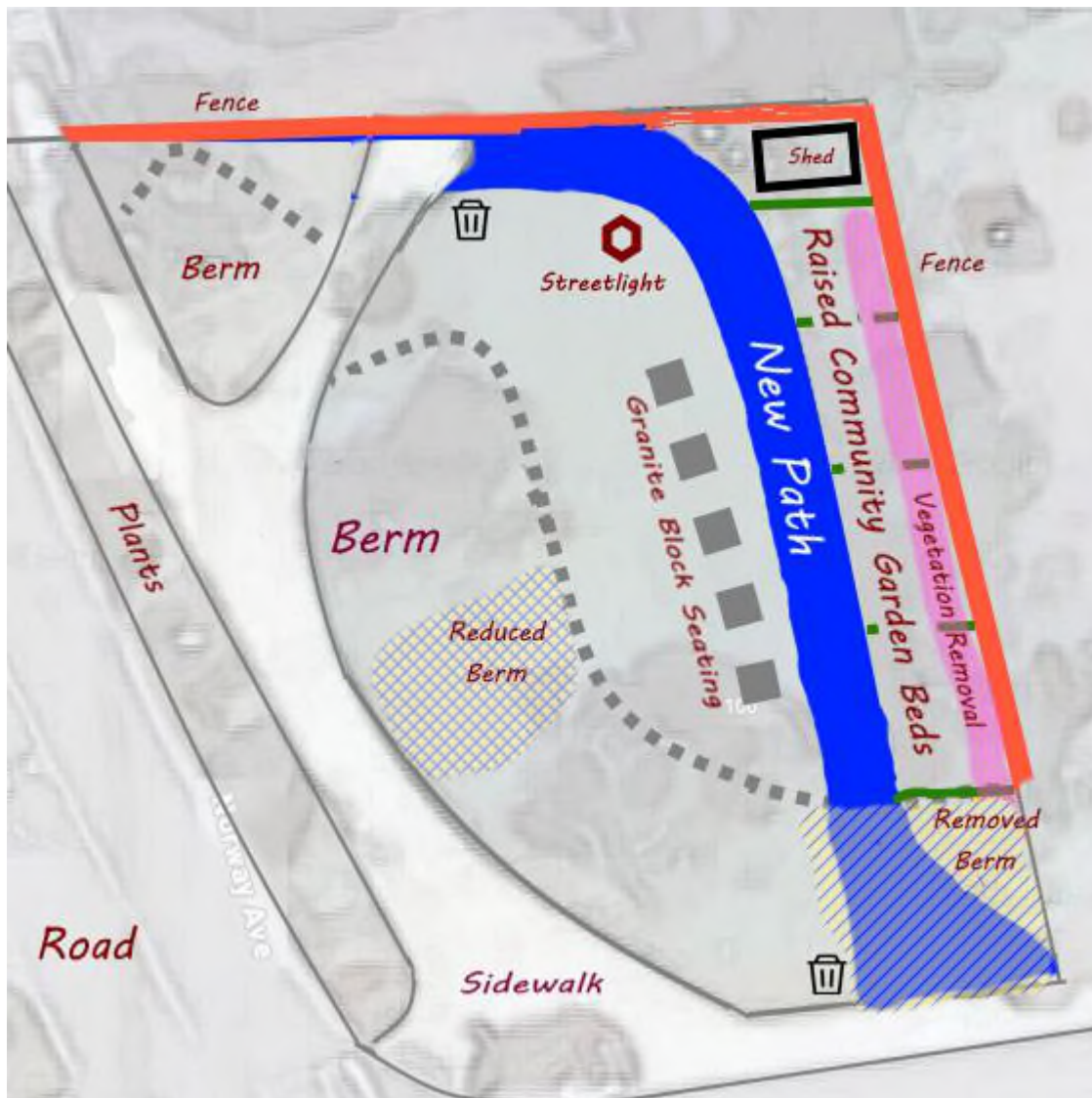
Councilor Williams has submitted a letter related to 100 Church Street suggesting a redesign of the space that would incorporate elements to encourage the public's use of the space, improve visibility from the street and discourage poor behavior.

October 15, 2025

City of Keene Clerk's Office  
3 Washington Street  
Keene, New Hampshire 03431

To the Honorable Mayor and City Council,

In the past several weeks I have spent a bit of time in the greenspace at 100 Church Street. I have hosted two meetings there and have taken part in extensive conversations about the property's future with neighbors, concerned citizens, and other city officials. Based on these discussions, I am submitting the following rough schematic as my vision for how that location can be transformed from a burden on the community into a neighborhood asset.



This design incorporates removal of portions of the berm as well as quite a bit of vegetation that blocks sightlines on the east side of the property. It takes the fill from the berm removal and uses it to create raised beds for use as community gardens. It moves the granite block-based seating into the middle of the space, rather than on the periphery. The space between the granite blocks and the berm creates a contained area suitable for children to run around in.

The new path provides foot traffic through the heart of the property, while the community gardens provide a new locus of activity that will draw new users into the space. By increasing and regularizing the usage of the property, it will create more "eyes on the street," which in turn discourages poor behavior and improves public safety.

Garbage cans and a solar-powered streetlight are included to reduce litter and increase security, while expanded fencing discourages people who use the park from spilling over into neighboring properties. The community gardens provide a context for neighbors to interact and strengthen relationships, while also helping promote food security in an impoverished part of the city.

I think these updates to the property could be accomplished at limited city expense and would create significant positive changes to how this public land is used. I ask that this communication be referred to the MSFI committee so that it can be considered in conjunction with other proposals regarding the future of the park.

Sincerely,

A handwritten signature in black ink, appearing to read "Bobby Williams", with a stylized flourish at the end.

Bobby Williams

City Councilor, Ward 2



## CITY OF KEENE NEW HAMPSHIRE

ITEM #D.1.

**Meeting Date:** October 16, 2025

**To:** Mayor and Keene City Council

**From:** Planning, Licenses and Development Committee, Standing Committee

**Through:**

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

---

**Recommendation:**

On a vote of 5 to 0, the Planning, Licenses and Development Committee recommends the Keene SnoRiders be granted permission to use the following locations on City property for a snowmobile trail: the right-of-way along the north side of Krif Road from Krif Court to Winchester Street; City property identified by tax map numbers: 115- 023-000-000-000; 109-027-000-000-000; 204-001-000-000-000; the crossing of Winchester Street at Krif Road; and the crossing of Production Avenue approximately 200 +/- feet south of NH Route 9. As well as access to the Class VI Portion of the Old Gilsum Road starting approximately one mile from the Gilsum Town Line and going north, ("Premises") for the following purpose: for a snowmobile trail, and under the following conditions: Said use shall commence on December 15, 2025, and expire on March 30, 2026, and is subject to the following conditions: 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, naming the City of Keene as additionally insured. In addition, the Keene SnoRiders, Inc. will be responsible (including all associated costs) for furnishing, installing and maintaining of all signage/markings; which shall be furnished and installed in accordance with the Snowmobile Trail Standards published by NH Department of Business and Economic Affairs and the Manual for Uniform Traffic Control Devices (MUTCD); all signage/markings installed shall be removed from the City right-of-way and City property when there is no longer any snow cover; no structures, including but not limited to buildings, shelters, lights, displays, walls, etc. shall be permitted with the City right-of-way or on City property; no parking of motor vehicles or trailers and no catering servicing activities of any kind shall be permitted within the City right-of-way or on City property; grooming shall not extend outside the right-of- way of Krif Road; snow windows shall be groomed to provide adequate sight distances in conformance with AASHTO Standards and a gentle sloping approach at all road and driveway intersections; no part of the City Street (paved surfaces) may be used by off- highway recreational vehicles (OHRV) or their operators for any purpose, other than direct crossing; and that Keene SnoRiders, Inc. shall be responsible for the repair of any damage (including costs) and the City right-of-way and property shall only be used when there is snow cover. All crossing of public right of ways shall be made and maintained as perpendicular with the right of way being crossed.

**Attachments:**

2025-462

None

**Background:**

The petitioner was not present. Chair Bosley recalled that the Keene Sno-Riders requested this permission from the Council to use part of the trail system annually. Vice Chair Jones agreed that the Sno-Riders had been maintaining this trail and other parts of the trail for years.

Chair Bosley requested City staff comments. City Manager Elizabeth Ferland said the request was the same as in the past and staff had no concerns.

There were no public comments.

The following motion by Vice Chair Jones was duly seconded by Councilor Haas.

On a vote of 5 to 0, the Planning, Licenses and Development Committee recommends the Keene SnoRiders be granted permission to use the following locations on City property for a snowmobile trail: the right-of-way along the north side of Krif Road from Krif Court to Winchester Street; City property identified by tax map numbers: 115- 023-000-000-000; 109-027-000-000-000;204-001-000-000-000; the crossing of Winchester Street at Krif Road; and the crossing of Production Avenue approximately 200 +/- feet south of NH Route 9. As well as access to the Class VI Portion of the Old Gilsum Road starting approximately one mile from the Gilsum Town Line and going north, ("Premises") for the following purpose: for a snowmobile trail, and under the following conditions: Said use shall commence on December 15, 2025, and expire on March 30, 2026, and is subject to the following conditions: 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, naming the City of Keene as additionally insured. In addition, the Keene SnoRiders, Inc. will be responsible (including all associated costs) for furnishing, installing and maintaining of all signage/markings; which shall be furnished and installed in accordance with the Snowmobile Trail Standards published by NH Department of Business and Economic Affairs and the Manual for Uniform Traffic Control Devices (MUTCD); all signage/markings installed shall be removed from the City right-of-way and City property when there is no longer any snow cover; no structures, including but not limited to buildings, shelters, lights, displays, walls, etc. shall be permitted with the City right-of-way or on City property; no parking of motor vehicles or trailers and no catering servicing activities of any kind shall be permitted within the City right-of-way or on City property; grooming shall not extend outside the right-of- way of Krif Road; snow windows shall be groomed to provide adequate sight distances in conformance with AASHTO Standards and a gentle sloping approach at all road and driveway intersections; no part of the City Street (paved surfaces) may be used by off- highway recreational vehicles (OHRV) or their operators for any purpose, other than direct crossing; and that Keene SnoRiders, Inc. shall be responsible for the repair of any damage (including costs) and the City right-of-way and property shall only be used when there is snow cover. All crossing of public right of ways shall be made and maintained as perpendicular with the right of way being crossed.





## CITY OF KEENE NEW HAMPSHIRE

ITEM #D.2.

**Meeting Date:** October 16, 2025  
**To:** Mayor and Keene City Council  
**From:** Planning, Licenses and Development Committee, Standing Committee  
**Through:**  
**Subject:** The Perch - Request for Permission to Serve Alcohol - Sidewalk Café

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**Recommendation:**

On a vote of 5 to 0, the Planning, Licenses and Development Committee recommends that The Perch 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 November 1, 2026.

**Attachments:**

None

**Background:**

Chair Bosley welcomed the applicant, Warren Steinberg of 36 Concord Hill Drive, owner of The Perch at 82 Main Street. Mr. Steinberg explained that the restaurant could not serve liquor at this time but had received its State of New Hampshire Liquor License. Mr. Steinberg requested permission from the City to serve liquor outside on the sidewalk café. Chair Bosley appreciated the applicant's effort to open the business and ensure there is another wonderful, vibrant location on Main Street. She noted that the applicant would only need to appear before the Committee this first time. Once approved by the Council, the applicant would only be responsible for reapplying annually for their sidewalk café license through the City Clerk's Office and following the Liquor Commission rules that are included in the City Sidewalk Café License. Mr. Steinberg confirmed that was his understanding.

Councilor Haas thanked Mr. Steinberg for opening the hot new party spot in town that was rocking every time the Councilor walked by. Chair Bosley agreed and thought Mr. Steinberg would benefit after the recent closure of some fun spots.

The following motion by Councilor Haas was duly seconded by Councilor Madison.

On a vote of 5 to 0, the Planning, Licenses and Development Committee recommends that The Perch 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 November 1, 2026.



## CITY OF KEENE NEW HAMPSHIRE

ITEM #F.1.

**Meeting Date:** October 16, 2025  
**To:** Mayor and Keene City Council  
**From:** Megan Fortson, Planner  
**Through:** Paul Andrus, Community Development Director  
**Subject:** **Randyn Markelon - Resignation - Planning Board**

---

**Recommendation:**

Accept the resignation of Randyn Markelon from the Planning Board with gratitude for her three years of service.

**Attachments:**

1. Resignation Letter\_Randyn Markelon

**Background:**

Randyn Markelon is an alternate member of the Planning Board. She has served on the board since 2022 and has submitted her resignation effective immediately due to an upcoming move out of Keene.

**From:** [Mari Brunner](#)  
**To:** [Community Development](#)  
**Subject:** FW: Resignation from the Planning Board  
**Date:** Wednesday, October 1, 2025 8:28:20 AM

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**From:** Randyn Markelon  
**Sent:** Tuesday, September 30, 2025 6:04 PM  
**To:** Mayor Jay Kahn; [Harold Farrington](#)

**Subject:** Resignation from the Planning Board

Dear Mayor Kahn and Chair Farrington,

I am writing to resign my position as an alternate member of the Keene Planning Board, effective immediately. With my upcoming move out of the city and other time commitments, I am no longer able to serve as I had hoped.

I recognize that my attendance in recent months has been limited, and I want to step aside so the Board can rely on someone with the availability to contribute fully. If it would be helpful, I am glad to remain available through October should you need me to fill in until my move in early November.

It has been a privilege to serve since 2022, and I am grateful for the opportunity to have supported the important work of the Planning Board.

Sincerely,  
Randyn Markelon

--

Randyn Markelon



## CITY OF KEENE NEW HAMPSHIRE

ITEM #F.2.

**Meeting Date:** October 16, 2025  
**To:** Mayor and Keene City Council  
**From:** Alyssa Bender, Youth Services Manager/JCC Coordinator  
**Through:** Carrah Fisk-Hennessey, Parks and Recreation Director  
**Subject:** **Emma Siemer - Resignation - Human Rights Committee**

---

**Recommendation:**

Move to accept the resignation with gratitude for Ms. Siemer's service.

**Attachments:**

1. Emma Siemer\_Resignation

**Background:**

Emma Siemer has resigned from her position as an alternate member on the Human Rights Committee. Ms. Siemer served on the Committee since May 2024.

## Alyssa Bender

---

**From:** Emma Siemer [REDACTED]  
**Sent:** Monday, June 2, 2025 8:54 PM  
**To:** Alyssa Bender  
**Subject:** HRC Membership

Hi Alyssa,

Unfortunately, I need to resign from the Human Rights Committee. At this time, I am unable to fulfill my duties as an alternate member. I appreciate all that the committee does and will be a staunch supporter of future events/initiatives. Thank you for all that you do and for welcoming me to the committee when I came on.

If there is anything you need from me other than this email to officially resign, please let me know. Emma Siemer



## CITY OF KEENE NEW HAMPSHIRE

ITEM #F.3.

**Meeting Date:** October 16, 2025  
**To:** Mayor and Keene City Council  
**From:** Evan Clements, Planner  
**Through:** Paul Andrus, Community Development Director  
**Subject:** **Kathleen Malloy - Resignation - Zoning Board of Adjustment**

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**Recommendation:**

Move to accept the resignation with gratitude for Ms. Malloy's willingness to serve.

**Attachments:**

1. Resignation\_Kathleen Malloy

**Background:**

Kathleen Malloy has submitted the attached resignation from the Zoning Board of Adjustment. Recently appointed, Ms. Malloy has since had a change in circumstances impacting her ability to serve.

Fw: Zoning Board of Appeals



Mayor Jay Kahn

To  Terri Hood

  Reply

 Reply All

 Forward





Mon 10/6/2025 1:03 PM

Retention Policy CityofKeeneEmail (3 years)

Expires 10/5/2028

 General\All Employees (unrestricted)

**From:** Kathleen Malloy <[kmalloy@cmgfi.com](mailto:kmalloy@cmgfi.com)>  
**Sent:** Monday, October 6, 2025 12:36 PM  
**To:** Mayor Jay Kahn <[jkahn@keenenh.gov](mailto:jkahn@keenenh.gov)>  
**Cc:** Evan Clements <[eclements@keenenh.gov](mailto:eclements@keenenh.gov)>; Corinne Marcou <[cmarcou@keenenh.gov](mailto:cmarcou@keenenh.gov)>  
**Subject:** Zoning Board of Appeals

Good afternoon,

*I am writing to formally withdraw my name from the Zoning Board of Appeals. Since committing to this opportunity, the scope of my work and volunteering has changed significantly, and I no longer believe I have the time available to help. My travel schedule has increased significantly.*

*I want to express my sincere gratitude for considering me! I was flattered! I greatly appreciate the opportunity to have been considered for this prestigious position.*

*Please accept my apologies for any inconvenience this may cause. I was trying to make this work and just couldn't.*

*I appreciate all you do for the City of Keene.*

Fondly,

Kathleen Malloy

240 Court St Keene





## CITY OF KEENE NEW HAMPSHIRE

ITEM #H.1.

**Meeting Date:** October 16, 2025

**To:** Mayor and Keene City Council

**From:** Planning, Licenses and Development Committee, Standing Committee

**Through:**

**Subject:** **Mark Rebillard - Use of City Property - Series of Small-Scale Downtown Festivals During Downtown Construction Project**

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**Recommendation:**

**Attachments:**

None

**Background:**

Chair Bosley welcomed Mark Rebillard, Chair of the Keene Downtown Group. Mr. Rebillard explained the Downtown Group was founded for the vitality, vibrancy, and economic well-being of downtown Keene. The nonprofit and all volunteer Keene Downtown Group has over 20 years' experience with downtown festivals (e.g., Art Walk, Keene Ice and Snow Festival, the Music Festival, and Monadnock Buy Local, which eventually became another fully separate nonprofit). The Downtown Group Board is made up of downtown business owners and property owners: Mr. Rebillard, Cindy Giannetto of Chapters Café, Roger Weinreich of Good Fortune Jewelry, and Justin Somma from Hannah Grimes Marketplace, among others. Mr. Rebillard explained that the Downtown Group was very interested in doing what it could to help mitigate the downturn it was expecting for businesses during the downtown reconstruction periods of 2026 and 2027. So, he said the Group had been working diligently on a plan. He said the Board would seek added advice from business owners, property owners, citizens, community members, and City officials on the plan the group has developed.

Mr. Rebillard continued that when he had organized the Keene Ice and Snow Festival, the group measured the amount of traffic coming through downtown. He had recently used a software demo that would otherwise be too expensive for the Downtown Group to afford. As a part of the demo, he could model daily traffic downtown based on cell phone data, which showed spikes during the downtown festivals. The Downtown Group polled the downtown merchants to learn about the economic impact of the festivals. Merchants reported increases of 30% to 300% over normal Saturday sales during festivals. Mr. Rebillard said the goal of the Downtown Group's plan was to imagine those increases more often during the downtown project. Next, Mr. Rebillard explained the three phases of the Keene Downtown Group's plan, in partnership with The Colonial Theater.

Phase 1 – “Show”: The Downtown Group was seeking a blanket license from the City for six festivals to be held throughout the year on dates that were still being decided but would not interfere with other festivals already happening downtown. These would be completely separate events. Mr. Rebillard said “events” would be a better word to describe these because they would not be full-scale festivals with large street closures, for example. The goal would be to keep traffic open as much as possible. If there were road closures, he expected Railroad, Lamson, Church Streets, and the like; so, most of the traffic would still be flowing. Mr. Rebillard said The Colonial already applied for a grant for a mobile stage, and he thought there was a good chance of receiving it. Then, there would be a mobile stage—with lighting and a generator—stored at The Colonial. The idea was for all these festivals to culminate with a performance.

Phase 2 – “Dough”: A community currency platform, in which the Keene Downtown Group would seek donations from large employers and other interested parties to afford a pool of small sized gift certificates. He compared it to a relief effort during Covid organized by the Chamber of Commerce, which provided gift certificates in increments of a meal, encouraging people to spend three times that amount at local restaurants. Mr. Rebillard said this plan would allow for that on a much grander scale, ensuring every downtown merchant is a part of this program and could easily be reimbursed without the Downtown Group having to really maintain that system.

Phase 3 – “Go”: Once the petitioners have promoted the festivals, brought people downtown, and given them a reason to keep coming downtown, Mr. Rebillard said Phase 3 would be to collect that information and invite them to upcoming events. Every store would have an opportunity to take part in these events, with sales or things of their own making (e.g., scavenger hunts). The Keene Downtown Group hoped to get people into the habit of adapting to the challenges of coming downtown and finding parking throughout reconstruction, to normalize the process, and keep inviting people back.

Mr. Rebillard concluded that the Keene Downtown Group was asking the City as the licensor for expenses that are inherent to a Festival, which was his experience with the Ice and Snow Festival. This would include City resources like Fire and Police Department officials, barriers, and perhaps City vehicles for a Touch-a-Truck event (non-construction). Mr. Rebillard said it was not a monetary donation request, but an in-kind request, which he said the City typically donated to new festivals for the first two years.

Chair Bosley applauded Mr. Rebillard and the Keene Downtown Group for this amount of coordination and effort. Chair Bosley thought that everyone knew it was going to take a community of people coming together to support the downtown through this project. She thought it was incredible that the Group had gotten this far, with these many ideas.

Chair Bosley requested comments from City staff. City Manager Elizabeth Ferland was excited that the Keene Downtown Group was working with The Colonial to step up and ensure the downtown area would be active during the construction phase of this project. The City Manager thought the City could carry out the request, which was one license for all the different events during each construction season; one for the first season and return the second season for any needed adjustments based on what worked and what did not. The City Manager and staff saw no issue with the proposal at this time. She asked the Committee to refer this to the Protocol Committee for more in-depth conversations about what this would mean for the City and how the City might participate. Chair Bosley asked about the funding process: should they work with a group who already received Community Events funding or work with the Finance, Organization and Personnel (FOP) Committee?

The City Manager thought it made most sense to go through FOP but said the City services needed would be worked out at the Protocol meetings. Chair Bosley suggested that depending on the response from FOP, the Keene Downtown Group might be amenable to working with the Let It Shine group, which hosts the annual Pumpkin Festival. Mr. Rebillard recalled the Keene Downtown Group hosted the annual Ice and Snow Festival, so this would not be its first festival process. When pitching this idea to the FOP Committee for funding, Chair Bosley suggested reiterating the Downtown Group's longevity.

Vice Chair Jones thanked Mr. Rebillard, who never ceased to amaze the Vice Chair over the years. Vice Chair Jones really liked this idea and thought it could happen, noting the City had waived its policy relating to City funding beyond two years in the past for special circumstances and that might be able to happen again. He said this proposal was similar to what he called "retail triage," which he asked the original Downtown Group for before the downtown project went to Council. It meant doing things that would help the downtown retailers, such as pop-up stores in empty storefronts or tent sales in a City Park or in a parking lot. Vice Chair Jones thought this proposal fit well with that line of thinking. So, he thanked Mr. Rebillard and looked forward to working with the applicants.

Councilor Haas noted his involvement with the Keene Downtown Group, although he was not a Board member and stated that he had no financial stake. He said, "I just lend a shoulder to their wheel." Councilor Haas did not think it was a basis to recuse himself but asked the Committee's opinion. Hearing no objections from the Committee, Chair Bosley did not see a reason for Councilor Haas to recuse himself.

Councilor Madison thought this was a great idea to get people downtown. He recalled before that, "Keene is a City of Festivals," with one occurring almost every month of the year, even the Ice and Snow Festival in the doldrums of February. He cited the recent Pride Festival that brought hundreds of thousands of dollars downtown and the upcoming Pumpkin Festival that would bring even more money. So, Councilor Madison called this proposal a great idea to get people downtown. He said the City got through past challenges by coming together and finding ways to work together and he thought that would be how the community would get through this one and future challenges. Councilor Madison thanked Mr. Rebillard for the great plan. The Councilor was happy to see people coming out, finding ways to build community, and developing solutions. Councilor Madison said that would be the way to get this done. Mr. Rebillard agreed that there was a key social fabric nature to this that could not be put into words; with invaluable connections that last long beyond the festival occurrences. He appreciated the Councilor recognizing that.

There were no public comments.

The following motion by Councilor Williams was duly seconded by Vice Chair Jones.

On a vote of 5 to 0, the Planning, Licenses and Development Committee recommends the Use of City Property – Series of Small-Scale Downtown Festivals During Downtown Construction Project to be put on more time to allow protocol meetings to occur.



## CITY OF KEENE NEW HAMPSHIRE

ITEM #K.1.

**Meeting Date:** October 16, 2025  
**To:** Mayor and Keene City Council  
**From:** Elizabeth Fox, ACM/Human Resources Director  
**Through:** Elizabeth Ferland, City Manager  
**Subject:** **In Appreciation of Christopher L. Simonds Upon His Retirement  
Resolution R-2025-33**

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**Recommendation:**

Recommend the adoption of R-2025-33 in Appreciation of Christopher L. Simonds Upon His Retirement.

**Attachments:**

1. R-2025-33 Simonds Retirement Resolution

**Background:**

Christopher L. Simonds retires as Police Sergeant after 20 years of service with the City as of September 24, 2025.



# CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty-Five

A RESOLUTION In Appreciation of Christopher L. Simonds Upon His Retirement

***Resolved by the City Council of the City of Keene, as follows:***

- WHEREAS: Christopher L. Simonds began his career with the Keene Police Department as a Police Officer on January 8, 2007 after a previous temporary seasonal assignment in the Public Works Department many years earlier. He was promoted to Sergeant on June 1, 2011 where he served in the capacity of police prosecutor in the Office of Prosecution until he transferred to the Bureau of Uniformed Patrol as a shift supervisor on May 15, 2022; and
- WHEREAS: Chris is a hard worker, who is reliable, calm in stressful situations, friendly, positive and outgoing. He maintained a good working relationship with outside agencies, exhibited concern for the welfare of others and took pride in his work; and
- WHEREAS: Chris is a skilled supervisor who is professional, thorough and concise. He supervised fairly and impartially and provided good feedback and guidance to officers he supervised; and
- WHEREAS: Chris has received numerous citizen compliments, including for his helpful and respectful manner, and a letter of appreciation from a neighboring police department; and
- WHEREAS: Chris held an abundance of responsibility in collateral assignments such as defensive tactics team leader, child safety seat certified installer, driver training program lead and defensive driver instructor. In addition, Chris was instrumental in the successful implementation of body worn cameras, serving as the trial program administrator.
- WHEREAS: Chris was integral part of KPD's field training program, initially serving as a field training officer and later FTO supervisor and assistant program coordinator, and previously served as a staff member at the New Hampshire Police Standards & Training Academy; and
- WHEREAS: Chris was a top producer as a police officer across several statistical categories including number of arrests, DWI arrests, open doors, parking tickets, total calls for service as well as total of self-initiated calls; this diversity in high and low priority calls reflecting a superior perspective on his community's needs; and
- WHEREAS: Chris retires from the City of Keene effective September 24, 2025 with over 18 years of honorable service in the Keene Police Department and over 20 years to the City as a whole.
- NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Keene hereby extends its sincere thanks to Christopher L. Simonds for his dedication to the City of Keene and wishes him the very best through all his retirement years; and
- BE IT FURTHER RESOLVED that a copy of this Resolution, properly engrossed, be presented to Chris in appreciation for his many years of service to the residents of Keene, the Monadnock Region, the State of New Hampshire, and society in general.

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Jay V. Kahn, Mayor



## CITY OF KEENE NEW HAMPSHIRE

ITEM #K.2.

**Meeting Date:** October 16, 2025  
**To:** Mayor and Keene City Council  
**From:** Elizabeth Fox, ACM/Human Resources Director  
**Through:** Elizabeth Ferland, City Manager  
**Subject:** **In Appreciation of Todd R. Farnsworth Upon His Retirement  
Resolution R-2025-34**

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**Recommendation:**

Recommend the adoption of resolution R-2025-34 in Appreciation of Todd R. Farnsworth Upon His Retirement.

**Attachments:**

1. R-2025-34 Farnsworth Retirement Resolution

**Background:**

Todd R. Farnsworth retires as Recycler I after 18 years of service with the City as of September 26, 2025.



# CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty-Five

A RESOLUTION In Appreciation of Todd R. Farnsworth Upon His Retirement

***Resolved by the City Council of the City of Keene, as follows:***

- WHEREAS: Todd R. Farnsworth began his career with the City of Keene as a part-time contracted Recycler I in the Solid Waste Division of the Public Works department on March 13, 2007, becoming full-time on March 30, 2009; and
- WHEREAS: Licensed by the State of New Hampshire's Division of Weights and Measures as a Public Weighmaster and as a Solid Waste Operator, Todd possessed solid knowledge of the duties of a Recycler I; and
- WHEREAS: Todd was efficient in sorting and bailing, always maintained pace completing duties he was tasked with and frequently worked the scale house at busy times. He always found a way to get the job done regardless of circumstances; and
- WHEREAS: Todd possessed great organizational skills, representing the Solid Waste Division on the Employee Fund Committee, helping support the holiday party and keeping the vending machines at the Solid Waste Division well stocked; and
- WHEREAS: Todd directed customers to their destinations with a smile, answered their questions with a can-do attitude, always did his best and always found a way to get the job done; and
- WHEREAS: Todd retired from the City of Keene on September 26, 2025, with 18 years of honorable service to the City of Keene;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Keene hereby extends its sincere thanks to Todd R. Farnsworth for his dedication to the City of Keene and wishes him the very best for his retirement years; and

BE IT FURTHER RESOLVED that a copy of this Resolution, properly engrossed, be presented to Todd in appreciation of his years of service to the City of Keene and the greater Monadnock community.

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Jay V. Kahn, Mayor