



APPLICATION TO AMEND THE ZONING MAP

Applicant: ADAM WRIGHT Date: 7/24/25

Address: 4 FORBES LANE, ANDOVER, MA 01810

Telephone: (617) 785-0478 Email: adamw1919@gmail.com

Property Owner (If different): ADAM WRIGHT

Location of proposed boundary line adjustment: PEARL ST. & WINCHESTER ST.

Present Zoning District: LD Proposed Zoning District: COM

Parcel ID #'s of Property to be Rezoned: 592-019, 592-020, 592-021, 593-003, 593-004, 593-005,
593-006, AND 593-007

of Abutters on Abutter List: 30 (includes Owners & Agent)


Applicant's Signature

SUBMITTAL REQUIREMENTS WHICH MUST BE COMPLETE AT TIME OF SUBMISSION TO THE CITY CLERK:

- A properly drafted Ordinance containing the full description of the proposed new boundary line for the Zoning Map Amendment.
- A typed or neatly printed narrative explaining the purpose of, effect of, and justification for the proposed change(s).
- \$100.00 application fee.
- As provided for in RSA 675:7 I (a), because the proposed amendment changes the boundary line of a zoning district, the Applicant shall submit a notarized list of **affected property owners*** within each of the zoning districts impacted by the proposed boundary line adjustment. This list shall be sequentially numbered and shall include the parcel ID number and address of each property owner and must be current with the Assessing Department's records within ten days of submittal. The list shall also include the name of any agent who should receive notice. Two sets of mailing labels shall be provided. If the proposed boundary line adjustment would affect 100 or fewer properties, the applicant shall be responsible for the cost of the required notice sent by mail to each affected property owner.
- Three maps showing the boundary of the area or areas to be changed, one at 8 1/2" x 11" and two at City tax map scale (24" x 36").

***Affected property owner** means the owner of any property (or property agent) directly abutting either side of the proposed boundary line adjustment, and the subject property or properties. (Direct abutters would include properties across water bodies or roads).



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Date Received by City Clerk: _____ Ordinance Number: _____

On City Council agenda: _____ Workshop to be held: _____

Public Hearing to be held: _____

APPLICABLE FEES:

Application Fee @ \$100.00 \$ 100.00

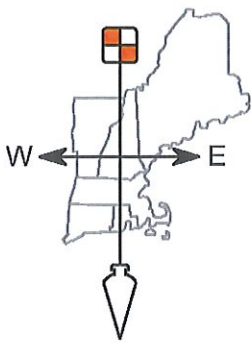
Publication of Notice in The Keene Sentinel @ \$90.00 \$ 90.00

Postage Fees for property owners/agents
and abutters at current USPS 1st Class Mailing rate 30 x 0.69 \$ 20.70

Total Fees submitted to City Clerk \$ 210.70

The petitioner is also responsible for the publication costs for the public workshop before the joint Planning Board and Planning, Licenses and Development Committee. Additional fees will be collected by the Community Development Department for the mailing costs associated with the public workshop as well as the publication of the public workshop notice.

WORKSHOP FEE TO COMMUNITY DEVELOPMENT
\$20.70 MAILING FEE + \$62.00 LEGAL ADVERTISEMENT = \$82.70



FIELDSTONE

LAND CONSULTANTS, PLLC

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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
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APPLICATION TO AMEND THE ZONING MAP (REV A)

Tax Map 592, Lots 019, 020, 021,
Tax Map 593, Lots 003, 004, 005, 006, 007
Pearl Street & Winchester Street – Keene, NH

September 29, 2025

Prepared For:
Adam Wright

Narrative:

This Ordinance proposes to amend the Zoning Map designation for Tax Map Parcels 592-019, 592-020, 592-021, 593-003, 593-004, 593-005, 593-006, and 593-007 from Low Density (LD) to Commerce (COM). These properties are located along intersection of Pearl Street and Winchester Street on the western side of the roundabout.

The properties together are situated along the corner of Pearl Street and Winchester Street, where there is a mix of residential and commercial uses. The petitioner of this application, Adam Wright, has the intent to own these lots and develop the land as a commercial use. The residential homes on these lots have been vacant for many years and have fallen into disrepair. The location of these properties does not serve the residential Low Density (LD) zoning well, as the roundabout vehicle traffic and adjacent fast-food restaurants hinder the appeal of residential homes at this intersection. Based on feedback from the Joint Committee, the request has been amended to have three lots remain in Low Density (LD) residential. The lot sizes would be reduced to a minimum lot size to maintain a neighborhood feel along Pearl Street. The lot sizes would be adjusted via Boundary Line Adjustment process and allow for the proper setbacks between the LD and COM districts while providing some useable COM district space for development. This would eliminate any parcels from being in a split zoning and the parcel lot lines would match the new zoning district lines.

The location of the properties on Winchester Street are best suited to be zoned Commerce (COM). The permitted uses in the Commerce (COM) zoning district would allow for a broader range of uses. These uses include many types of commercial business types, along with multi-family housing allowed. The many uses permitted would make the properties much more marketable to potential investors and developers. The lots could be developed to include a mix of commercial, multi-family residential, and single family residential uses that could provide a transition between the existing commercial and residential uses from Winchester Street to Pearl Street. The frontage of the properties along Winchester Street would provide ideal visibility and access for a commercial business. This section of Winchester Street has two lanes for traffic on each side of the divided roadway, south of the roundabout. This allows for heavier traffic along Winchester Street and typical of the Commerce (COM)

Adam Wright

Pearl St. & Winchester St. Intersection – Keene, NH

Application to Amend the Zoning Map REV A

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zone, whereas the double lanes are not typical of the residential zones, specifically the Low Density (LD) residential zone in the surrounding neighborhoods.

For these reasons, we believe the request for amending the zoning district map in this location is a reasonable request. The proposed zoning would incorporate the feedback from the Joint Committee hearing and provide a combination of LD and COM zoning. Below is a draft of the ordinance to amend the zoning map.

Draft Ordinance:

That Article 2.4 ZONING MAP, of the City of Keene, NH Land Development Code (LDC), as amended, be and hereby further amended by changing the zoning designation on the "1977 Amended Zoning Map of the City of Keene", as adopted by the Keene City Council on September 1, 2021, as part of Article 2 entitled, "ESTABLISHMENT OF ZONING REGULATIONS & DISTRICTS", of the said LAND DEVELOPMENT CODE (LDC), from Low Density (LD) to Commerce (COM), on the following parcels so that three parcels will remain in Low Density (LD) along Pearl Street and parcels with frontage on Winchester Street will be designated Commerce (COM).:

592-019-000-000-000	0 Winchester Street
592-020-000-000-000	291 Winchester Street
592-021-000-000-000	371 Pearl Street
593-003-000-000-000	305 Winchester Street
593-004-000-000-000	363 Pearl Street
593-005-000-000-000	347 Pearl Street
593-006-000-000-000	339 Pearl Street
593-007-000-000-000	331 Pearl Street

This information was prepared by:

FIELDSTONE LAND CONSULTANTS, PLLC



Chad E. Branon, P.E.

Civil Engineer / Principal

Proposed Zoning Map Amendment Pearl Street, Keene, NH Tax Map 593 Lots 3-4 & Tax Map 592 Lots 19-21

Prepared by KGIS
 9/15/25
 City of Keene Parcels:
 CAI Inc
 Basemapping:
 KGIS2025

DISCLAIMER:
 The City of Keene makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data. The City of Keene shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.

