



APPLICATION TO AMEND THE ZONING MAP

Applicant: City of Keene Date: 9/29/25

Address: 350 Marlboro Street, Keene, NH 03431

Telephone: (603) 352-6550 Email: dlussier@keenenh.gov

Property Owner (If different): Cheshire Medical Center

Location of proposed boundary line adjustment: Southern most corner of Parcel 227-006

Present Zoning District: IP Proposed Zoning District: MD

Parcel ID #'s of Property to be Rezoned: Approximately 1.24 acres of parcel 227-006

of Abutters on Abutter List: 7

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).



APPLICATION TO AMEND THE ZONING MAP

Date Received by City Clerk: 9/30/25 Ordinance Number: 0-2025-34

On City Council agenda: 10/2/25 Workshop to be held: _____

Public Hearing to be held: _____

APPLICABLE FEES:

Application Fee @ \$100.00

\$ N/A

Publication of Notice in The Keene Sentinel @ \$90.00

\$ N/A

Postage Fees for property owners/agents
and abutters at current USPS 1st Class Mailing rate

\$ N/A

Total Fees submitted to City Clerk

\$ N/A

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.



CITY OF KEENE NEW HAMPSHIRE

ITEM #1.1.

Meeting Date: October 2, 2025

To: Mayor and Keene City Council

From: Donald Lussier, Public Works Director

Through: Rebecca Landry, Deputy City Manager

Subject: **Petition to Amend the Zoning Map - 1.24 Acre Portion of 62 Maple Avenue - Industrial Park to Medium Density Ordinance O-2025-34**

Recommendation:

Refer to the Joint Planning Board / Planning, Licenses and Development Committee

Attachments:

1. Narrative - O-2025-34
2. Application - O-2025-34
3. Maps - O-2025-34
4. O-2025-34 Relating to a Zoning Map Amendment – Maple Avenue

Background:

The Public Works Director has submitted the attached Application to Amend the Official Zoning Map of Keene to rezone a 1.24 acre segment of 62 Maple Avenue from Industrial Park to Medium Density to create the opportunity to replace the existing West Keene Fire Station located on Hastings Avenue with a new station on Maple Avenue at some future date.



September 29, 2025

TO: The Mayor & City Council
THROUGH: Elizabeth Ferland, City Manager *ELF (ACM)*
FROM: Don Lussier, Public Works Director *DL*
RE: Application for Zoning Map Amendment

Recommendation

That the City Council approve an application for a Zoning Map Amendment dated 9/29/25

Background

As part of their annual "Payment in Lieu of Taxes" (PILOT), the Cheshire Medical Center has agreed to subdivide and transfer a portion of their property located at 62 Maple Avenue (Parcel No. 227-006) to the City. Under the terms of this agreement, approximately 1.24 Acres located in the southernmost corner of the parcel (with frontage on Maple Ave) will be transferred. The transfer of this parcel will create an opportunity to replace our existing fire station located on Hastings Avenue with a new station on Maple Ave at some future date. In addition to being ideally situated to serve the emergency response needs of West Keene, relocation of Station 2 would free up the former National Guard Armory for redevelopment.

The subject parcel is currently zoned Industrial Park (IP). Within the IP zoning district, the minimum lot area is 4 acres. Therefore, the proposed subdivision would create a non-confirming parcel. However, the parcel immediately abutting to the southwest is within the Medium Density (MD) zone. The MD zone has a minimum lot area of 8,000 square feet.

The proposed Zoning Map amendment is coincident with the proposed Subdivision parcel boundaries and will allow for the intended future use without a Zoning Variance.



CITY OF KEENE

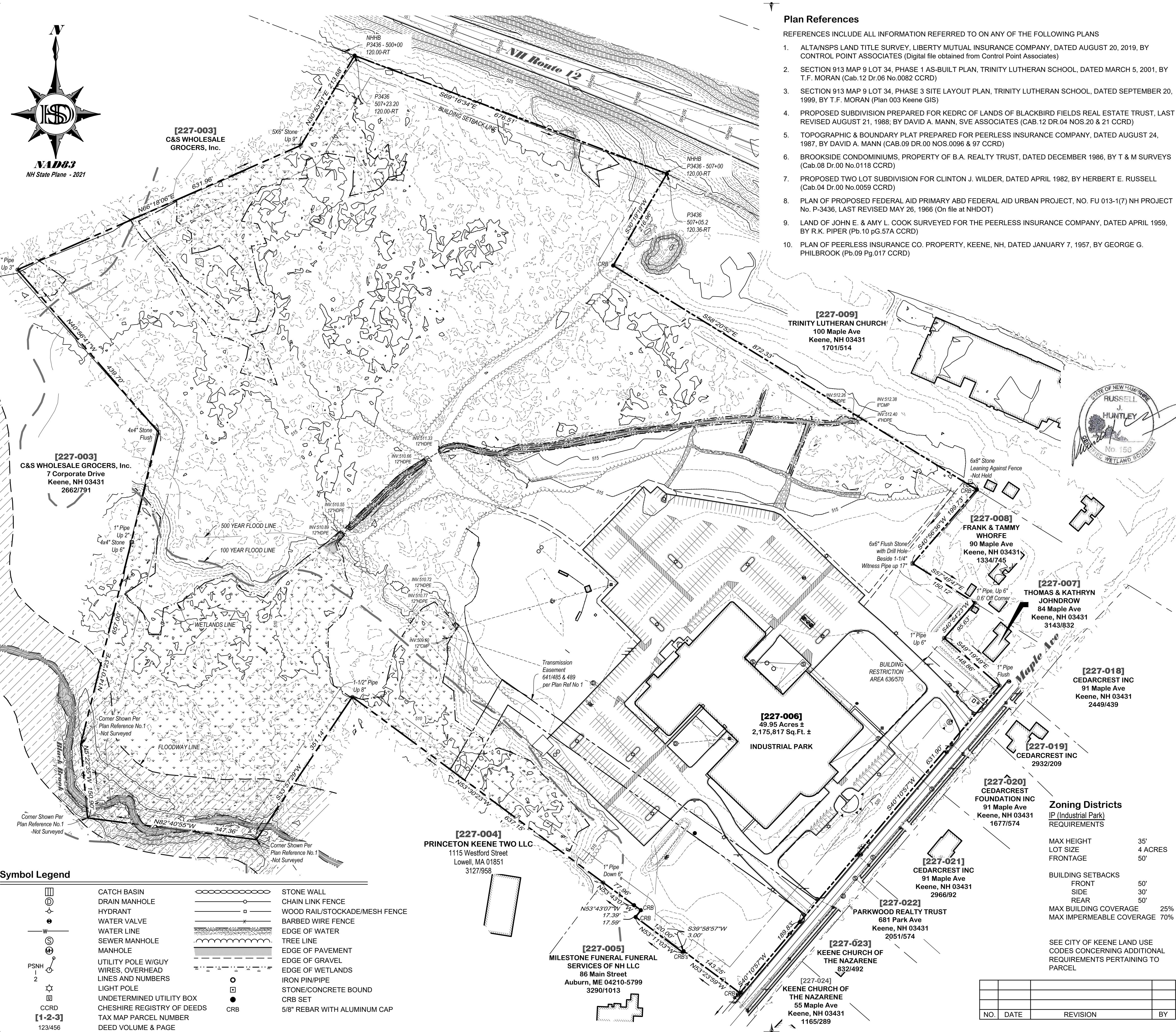
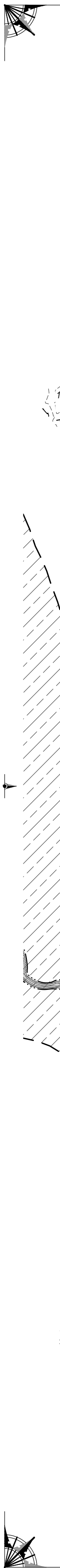
In the Year of Our Lord Two Thousand and Twenty Five

AN ORDINANCE Relating to a Zoning Map Amendment – Maple Avenue

Be it ordained by the City Council of the City of Keene, as follows:

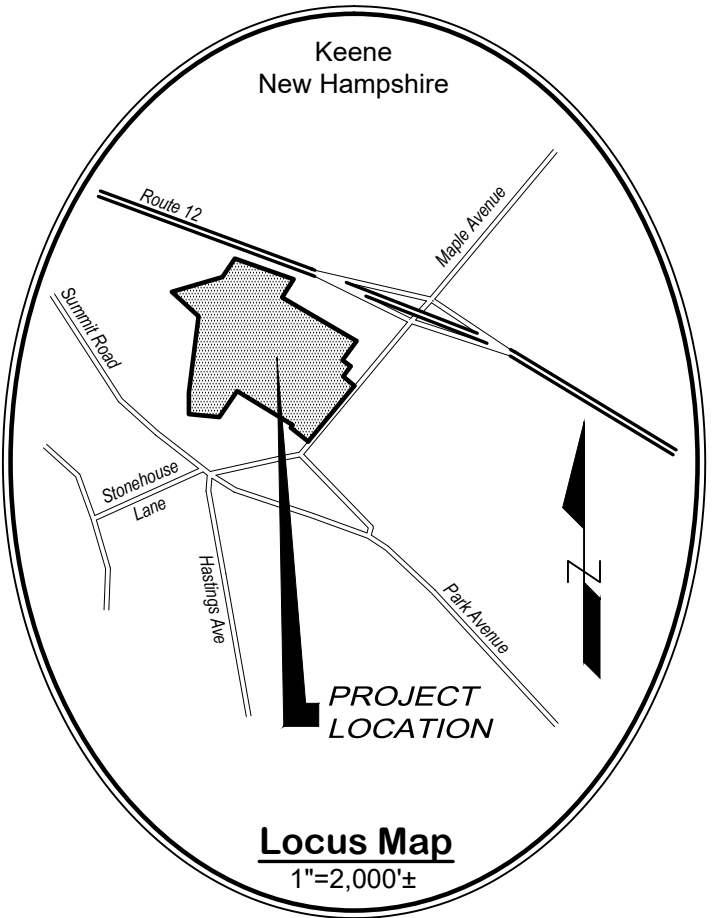
That the Zoning Map of the City of Keene, as amended, is hereby further amended by changing the zoning designation of a portion of Tax Map Parcels 227-006, known as 62 Maple Avenue from Industrial Park (IP) to Medium Density (MD), as shown as “Lot 1, 1.28 Acres \pm , 55,881 Sq.Ft. \pm , Proposed Medium Density” on a map entitled “Two Lot Subdivision Plan, Land of Cheshire Medical Center, Located at Tax Map 227 Lot 06, 62 Maple Avenue, Keene, Cheshire County, New Hampshire, Book 3164, Page 1025” prepared by Huntley Survey & Design, PLLC, dated 8/30/2025.

Jay V. Kahn, Mayor



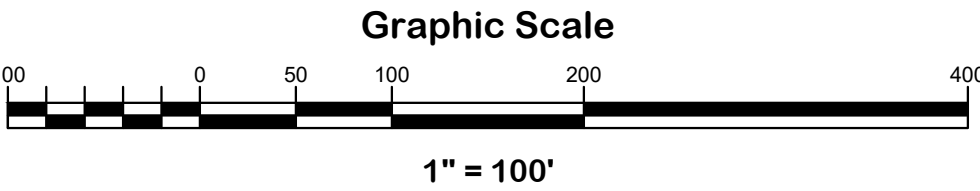
Plan References

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
1. ALTA/NSPS LAND TITLE SURVEY, LIBERTY MUTUAL INSURANCE COMPANY, DATED AUGUST 20, 2019, BY CONTROL POINT ASSOCIATES (Digital file obtained from Control Point Associates)
 2. SECTION 913 MAP 9 LOT 34, PHASE 1 AS-BUILT PLAN, TRINITY LUTHERAN SCHOOL, DATED MARCH 5, 2001, BY T.F. MORAN (Cab.12 Dr.06 No.0082 CCRD)
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 9. LAND OF JOHN E. & AMY L. COOK SURVEYED FOR THE PEERLESS INSURANCE COMPANY, DATED APRIL 1959, BY R.K. PIPER (Pb.10 pG.57A CCRD)
 10. PLAN OF PEERLESS INSURANCE CO. PROPERTY, KEENE, NH, DATED JANUARY 7, 1957, BY GEORGE G. PHILBROOK (Pb.09 Pg.017 CCRD)



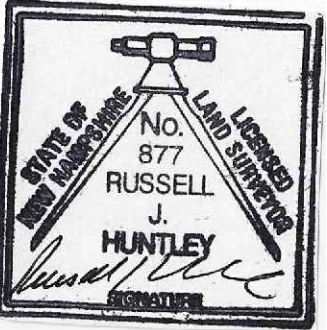
Notes

1. THE BEARINGS SHOWN ON THIS PLAN IS/ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED ON OCTOBER 29, 2021 USING AN iG3S GNSS RECEIVER.
2. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM RECORD DEEDS, SURVEYS AND PHYSICAL EVIDENCE FOUND DURING THE CURRENT FIELD SURVEY.
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Surveyor's Certification

PURSUANT TO RSA 676: 18 III and RSA 672: 14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE WITH A POSITION TOLERANCE OF 0.04 + 100 ppm THAT MEETS OR EXCEEDS NH LAN 500 AND THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR RURAL AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1. "ACCURACY MEASUREMENTS. LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY." AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON, INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.



Existing Conditions Plan

LAND OF
Cheshire Medical Center
located at
Tax Map 227 Lot 06
62 Maple Avenue, Keene, Cheshire County, New Hampshire
Book 3164, Page 1025

Surveyed 11/2021 Plan prepared 08/30/2025
Project No. H25-047 Cad File No. H25-047.dwg

Huntley Survey & Design, PLLC

NH & VT Land Surveying, Wetlands & NH Septic System Design
659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |

Symbol Legend

- | | | | |
|--|--|--|-------------------------------|
| | CATCH BASIN | | STONE WALL |
| | DRAIN MANHOLE | | CHAIN LINK FENCE |
| | HYDRANT | | WOOD RAIL/STOCKADE/MESH FENCE |
| | WATER VALVE | | BARBED WIRE FENCE |
| | WATER LINE | | EDGE OF WATER |
| | SEWER MANHOLE | | TREE LINE |
| | MANHOLE | | EDGE OF PAVEMENT |
| | UTILITY POLE W/GUY WIRES, OVERHEAD LINES AND NUMBERS | | EDGE OF GRAVEL |
| | LIGHT POLE | | EDGE OF WETLANDS |
| | UNDETERMINED UTILITY BOX | | IRON PIN/PIPE |
| | CHESHIRE REGISTRY OF DEEDS | | STONE/CONCRETE BOUND |
| | TAX MAP PARCEL NUMBER | | CRB SET |
| | DEED VOLUME & PAGE | | 5/8" REBAR WITH ALUMINUM CAP |

Zoning Districts

- IP (Industrial Park) REQUIREMENTS
- | | |
|--------------------------|---------|
| MAX HEIGHT | 35' |
| LOT SIZE | 4 ACRES |
| FRONTAGE | 50' |
| BUILDING SETBACKS | |
| FRONT | 50' |
| SIDE | 30' |
| REAR | 50' |
| MAX BUILDING COVERAGE | 25% |
| MAX IMPERMEABLE COVERAGE | 70% |

SEE CITY OF KEENE LAND USE CODES CONCERNING ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL



NAD83
NH State Plane - 2021

Transmission
Easement
641/405 & 489
per Plan Ref No 1

Lot 2
48.6 Acres ±
2,119,937 Sq.Ft.±
Remainder
INDUSTRIAL PARK

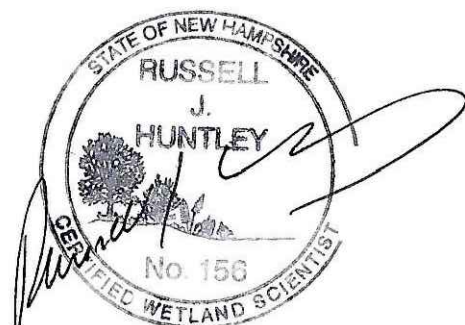
Lot 1
1.28 Acres ±
55,881 Sq.Ft. ±
PROPOSED
MEDIUM DENSITY

[227-021]
CEDARCREST INC
91 Maple Ave
Keene, NH 03431
2966/92

[227-022]
PARKWOOD REALTY TRUST
681 Park Ave
Keene, NH 03431
2051/574

[227-023]
KEENE CHURCH OF THE NAZARENE
832/492

[227-024]
KEENE CHURCH OF THE NAZARENE
55 Maple Ave
Keene, NH 03431
1165/289

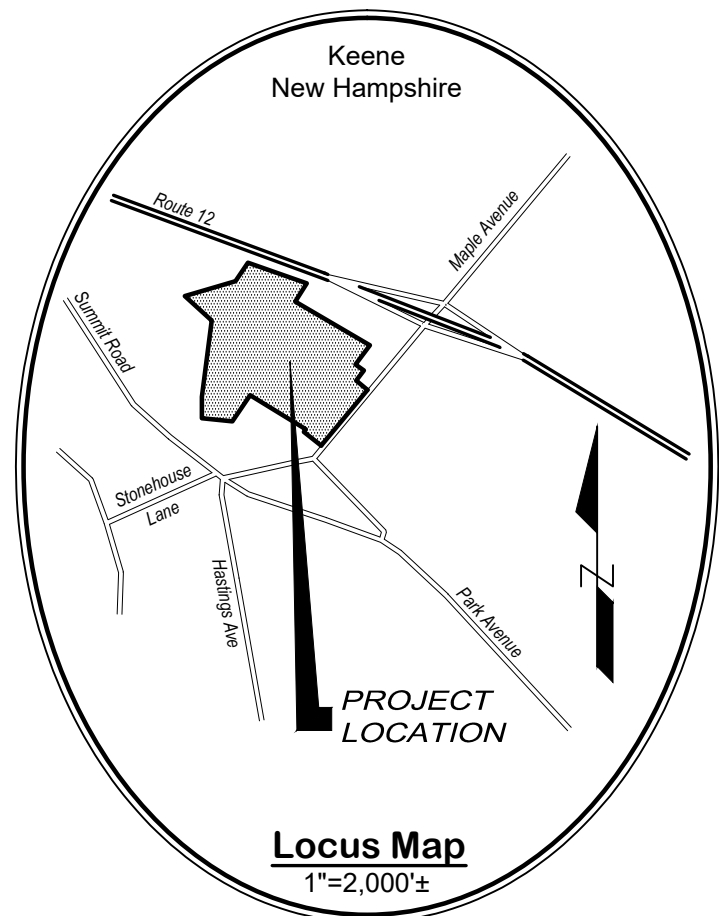


[227-020]
CEDARCREST FOUNDATI
91 Maple Ave
Keene, NH 03431
1677/574

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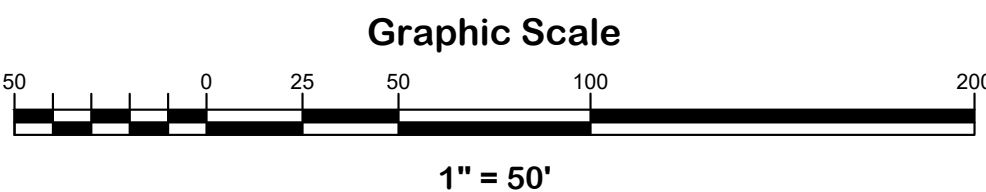
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Owner Certification

I CERTIFY THAT I/WE AM/ARE THE CURRENT OWNER(S) OF THE TRACTS SHOWN HEREON AND THAT I APPROVE OF THE SUBDIVISION.

DATE

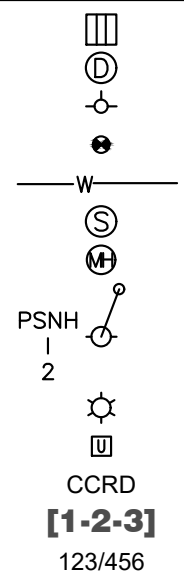
DATE

**APPROVED BY THE
KEENE PLANNING BOARD**

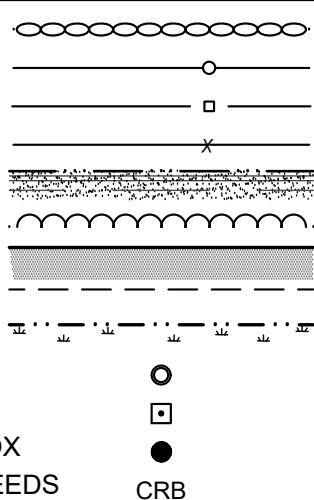
BY _____ CHAIRMAN
AND _____ SECRETARY
ON _____

| NO. | DATE | REVISION | BY |
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| | | | |

Symbol Legend



CATCH BASIN
DRAIN MANHOLE
HYDRANT
WATER VALVE
WATER LINE
SEWER MANHOLE
MANHOLE
UTILITY POLE W/GUY
WIRES, OVERHEAD
LINES AND NUMBERS
LIGHT POLE
UNDETERMINED UTILITY BOX
CHESHIRE REGISTRY OF DEEDS
TAX MAP PARCEL NUMBER
DEED VOLUME & PAGE



STONE WALL
CHAIN LINK FENCE
WOOD RAIL/STOCKADE/MESH FENCE
BARBED WIRE FENCE
TREE LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
EDGE OF WETLANDS
IRON PIN/PIPE
STONE/CONCRETE BOUND
CRB SET
5/8" REBAR WITH ALUMINUM CAP

Zoning Districts

IP (Industrial Park)

MAX HEIGHT 35'
LOT SIZE 4 ACRES
FRONTAGE 50'

BUILDING SETBACKS

FRONT 50'
SIDE 30'
REAR 50'

MAX BUILDING COVERAGE 25%
MAX IMPERMEABLE COVERAGE 70%

MD (Medium Density)

MAX HEIGHT 35'
LOT SIZE 8,000 SF
FRONTAGE 50'

BUILDING SETBACKS

FRONT 15'
SIDE 10'
REAR 15'

MAX BUILDING COVERAGE 45%
MAX IMPERMEABLE COVERAGE 60%

Two Lot Subdivision Plan

LAND OF
Cheshire Medical Center

located at

Tax Map 227 Lot 06

62 Maple Avenue, Keene, Cheshire County, New Hampshire
Book 3164, Page 1025

Surveyed 11/2021
Project No. H25-047

Plan prepared 8/30/2025
Cad File No. H25-047.dwg

Huntley Survey & Design, PLLC

NH & VT Land Surveying, Wetlands & NH Septic System Design
659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com