



**Joint Committee of the Planning Board and
Planning, Licenses & Development Committee**

Monday, September 14, 2026

6:30 PM

City Hall Council Chambers

A. AGENDA ITEMS

1. Roll Call
2. Approval of Meeting Minutes – March 9, 2026
3. Public Workshop:
 - a. **Ordinance O-2026-13 - Relating to Zone Change.** Petitioner, Steven Ringland, proposes to amend the Zoning Map of the City of Keene by changing the zoning designation of the parcel located at 0 Howard St, TMP# 536-034-000, from Medium Density to Conservation. The total area of land that would be impacted by this request is ~.91 acres.
4. Continued Public Workshop:
 - a. **Ordinance O-2026-09 Relating to Short-term Rental Uses.** Petitioner, City of Keene Community Development Department, proposes to establish a use definition and use standards for “Short-term Rental” in Article 8 of the Land Development Code and permit this use by right with limitations in the following zoning districts: Rural, Residential Preservation, Low Density, Low Density 1, Medium Density, High Density, High Density 1, Downtown Transition, Commerce, Neighborhood Business, Business Growth and Reuse, Office, and Agriculture.
5. New Business
6. Next Meeting – **TUESDAY**, October 13 – 6:30 PM

B. MORE TIME ITEMS

1. Neighborhood / Activity Core areas (“Neighborhood Nodes”)
2. Private Roads
3. Permitted Uses in the Commercial and Industrial Zones
4. Land Use Definitions: Data Center/Cryptocurrency Mining and Privately-owned Prison / Detention Center

C. ADJOURNMENT

City of Keene
New Hampshire

JOINT PLANNING BOARD /
PLANNING, LICENSES AND DEVELOPMENT COMMITTEE
MEETING MINUTES

Monday, July 13, 2026

6:30 PM

**Council Chambers,
City Hall**

Planning Board

Members Present:

Harold Farrington, Chair
 David Bergeron
 Mayor Jay V. Kahn, joined via zoom
 Michael Hoefer
 Kenneth Kost
 Andrew Madison
 Councilor Molly Ellis
 Stephon Mehu, Alternate
 Joseph Cocivera, Alternate

Planning Board

Members Not Present:

Roberta Mastrogiovanni, Vice Chair
 Tammy Adams, Alternate

Planning, Licenses &

Development Committee

Members Present:

Randy L. Filiault, Chair
 Philip M. Jones, Vice
 Chair
 Edward J. Haas
 Robert C. Williams

Planning, Licenses &

Development Committee

Members Not Present

Laura E. Ruttle-Miller

Staff Present:

Paul Andrus, Community
 Development Director
 Mari Brunner, Senior Planner
 Evan Clements, Planner /
 Zoning Administrator

1. Roll Call

Chair Farrington called the meeting to order at 6:30 PM and a roll call was taken. Stephon Mehu was requested to join the Planning Board as a voting member.

2. Approval of Meeting Minutes – March 9, 2026

A motion was made by Councilor Jones that the Joint Committee accept the March 9, 2026 meeting minutes. The motion was seconded by David Bergeron and was unanimously approved.

3. Public Workshop:

- a. Ordinance O-2026-09 Relating to Short-term Rental Uses. Petitioner, City of Keene Community Development Department, proposes to establish a use definition and use standards for “Short-term Rental” in Article 8 of the Land Development Code and permit this use by right with limitations in the following zoning districts: Rural, Residential Preservation, Low Density, Low Density 1, Medium Density, High Density, High

Density 1, Downtown Transition, Commerce, Neighborhood Business, Business Growth and Reuse, Office, and Agriculture.

Senior Planner Mari Brunner addressed the Board and stated this Ordinance is coming from staff as a way to maintain the status quo. She noted the City of Keene never had a definition for short term rentals. However, the previous definition of family allowed four or fewer unrelated individuals to occupy a dwelling unit for any length of time. Under that definition, most short-term rentals qualified as a family and therefore as an allowed use in a Residential District.

Ms. Brunner went on to say State law changed and the City is no longer allowed to utilize the old definition of family. The new definition focuses on transiency, and so any use that is transient for 30 days or less would no longer qualify as a family. For this reason, staff is proposing to create a new definition for a short-term rental, so that all rentals that exist today can continue to operate.

Ms. Brunner stated to date, staff is not aware of any major issues related to short-term rentals. A study was done in 2023 where they looked at the share of short-term rentals compared to the overall housing supply and they found that at that time it was a very small percentage. To staff's knowledge that data hasn't really changed. The City does not have a paid subscription to obtain some of this data. However, an informal search on Airbnb and VRBO etc. showed that the number of short term rentals hasn't really changed since 2023.

Ms. Brunner stated planning staff had discussed this issue with Code Enforcement staff, Police and Fire Department staff and through those conversations, it became apparent that there are not many complaints or issues being generated by the short-term rental properties the City currently has, especially when they are compared to regular long term rentals.

Ms. Brunner went on to say staff also created a short-term rental survey through the flash vote platform, and those results are summarized in the staff report in the Committee's packet. She noted there is a wide range of views that have been expressed throughout that survey. The main concern people expressed was the fear that short-term rentals, if they were to proliferate, could take away long-term housing.

Ms. Brunner reiterated that staff's intent with this Ordinance is to create a definition for short-term rentals that maintains the status quo, and makes it so that they are allowed. Staff is also proposing two use standards. One use standard is specifically related to the residential appearance of the dwelling unit. She explained if someone is operating a short-term rental in a residential district, it would have to maintain the look and appearance of a residential structure. The second use standard is for short-term rentals that staff is referring to as "non-hosted". In that instance, somewhere within the dwelling unit contact information needs to be posted for the owner or, if the owner is not within an hour's drive, then contact information for a property manager who is within an hour's drive who can respond to complaints and issues from guests.

Ms. Brunner next reviewed the Definition:

The definition for short-term states *a dwelling unit or a dwelling, or any portion thereof, that the owner or the lessee of the dwelling offers for occupancy for a fee for fewer than 30 consecutive*

73 *days. Short term rentals can be hosted, where the dwelling is the primary residence of the owner*
74 *or lessee, or non-hosted where the dwelling is not the primary residence of the owner or lessee.*
75

76 Ms. Brunner noted the distinction between hosted and non-hosted is different from what many
77 other communities use to define hosted and non-hosted.
78

79 In terms of choosing where this use would be allowed, staff is proposing to allow this use in all
80 residential districts as well as districts where bed and breakfast is currently allowed. Ms. Brunner
81 explained the reason staff chose this is because the definition for bed and breakfast is very
82 similar. The main difference with a bed and breakfast is that meals have to be served to guests.
83

84 Ms. Brunner added staff's approach is to define short-term rentals and allow them so they can
85 continue operating the way they have been, and continue to address any nuisances or complaints
86 that come in through the standard process. However, if the City gets more short-term rentals or
87 starts seeing a concentration of them in a certain area and it is causing problems, staff could
88 come back before the Joint Committee and address the issue. This concluded staff comments.
89

90 Councilor Williams asked what mechanisms exist to ensure that short-term rentals are paying
91 their share of meals and rooms tax. Ms. Brunner stated this would be up to the State to collect
92 but felt the City could perhaps have a license fee.
93

94 Councilor Haas noted in reading the statute it seems like there are exceptions to when that rooms
95 and meals tax won't be paid and asked whether staff knew what those exceptions were. Ms.
96 Brunner stated a certain number of rental days would have to be met to require the rooms and
97 meals tax and recalled that it was 185 days but wasn't entirely sure.
98

99 Mr. Madison asked for the difference between an apartment building with multiple units rented
100 out on Airbnb and a hotel. Ms. Brunner stated with a short-term rentals it has be a residential
101 structure and it is being rented out for 30 or fewer consecutive days for a fee. There are no
102 requirements to serve meals. A hotel, however, is a commercial structure reviewed through the
103 building code. A hotel also has very specific fire code and building code requirements due to the
104 scale. It comes down to what the structure was originally built for and how it is being rented out.
105

106 Councilor Ellis noted some municipalities are requiring short-term rentals to let abutters know of
107 their intent and asked why Keene was not taking this approach. She also stated short-term rentals
108 might not be a problem now, but it might be good to know how many exist in the City. Ms.
109 Brunner stated communities that have regulations usually have them because they have had
110 issues, such as tourist areas and large college towns with a high demand for short-term rentals.
111 She stated the most common item she has seen in New Hampshire is the requirement of a
112 license, which she indicated would require another staff position and have a budgetary impact.
113 She went on to say because Keene does not have too many short-term rentals, staff did not feel it
114 was worth taking that approach at this time. A Registry would be another option, but this could
115 also require added staff time, which Ms. Brunner indicated staff is already having a hard time
116 keeping up with the Code Enforcement complaints.
117

Councilor Haas stated short-term rentals don't build neighborhoods. Short-term rentals also take housing off the market. He added he is glad the City is trying to get a handle on this issue. The Councilor clarified the downtown is not an area recommended for short-term rentals. He felt he would like to see these rentals not in medium or low-density residential districts but rather in higher density or unused areas of the City. He asked whether there was a reason to discount downtown for short-term rentals. Ms. Brunner stated downtown is envisioned for high intensity uses such as hotels and multi-family. She added the reason for looking at residential areas is because there is a high percentage of Keene's population who lives alone and this could become a mechanism for someone to make money and stay in their home. She stated staff is open to where these rentals should be located. Ms. Brunner added the Committee could also look at hosted versus non-hosted.

Councilor Haas stated he did not see much difference between a hotel and a short-term rental other than the building and the kind of items they deliver. The Councilor asked whether there was a way to differentially assess short-term rental properties because their value probably is not reflected in the property assessment alone. He felt in the property tax assessment, these properties are assessed just like their neighboring residential. The short-term rentals are income making properties but are assessed same as a residential property next door. He added short-term rentals are a disruption to the neighborhood.

Mr. Kost stated he sees hosted versus non-hosted as two entirely different things. Hosted gives people the opportunity to stay in their home. He felt short-term rentals are disruptive to a neighborhood but felt it would be better if the owner lives in the home.

Mayor Kahn stated he hoped staff would explore the option of "non-hosted". The Mayor stated having contact information of the owner posted inside the house would be satisfactory for him. He stated some sort of registry for non-hosted would also prudent. He asked how flexible the State statute is for the period for rental (anything less than 30 days) could that be defined differently. Ms. Brunner in response stated this is something that the City can define for itself. Staff came up with 30 days to complement the definition of family. She went on to say 30 days seems to be standard in terms of the definition across the board, in looking at other communities and also some model ordinances from the National League of Cities.

She further stated once the City starts moving towards hosted versus non hosted, as well as very short-term rentals and short-term rentals, it adds more complexity and the City would have a difficult time tracking and enforcing it. She stressed the City has the leeway to define this any way it chooses.

Mr. Hoefer noted there is a law from 2016, which indicates that anyone who operates a short-term rental needs to register with the state, if they are advertising online they have to show their license number and pay rooms and meals tax. He clarified if that law is in force, the concerns raised today could be moot. Mr. Hoefer stated this is HB1590, Chapter 2323 law of 2016 signed by Governor Hassan. He stated he also agreed with staff for a simpler solution.

Councilor Jones stated this law was still in force but more for tax purposes and the time threshold was 160 days.

Mr. Kost asked who outlines the definition for bed and breakfast where meals need to be served etc. Ms. Brunner stated the definition comes from the City. He asked whether the City can then craft a definition which indicates a short-term rental has to be owner occupied, and doesn't have to permit non-hosted. Ms. Brunner agreed this would be Council prerogative but suggested the Council focus more on whether it is a primary residence.

Councilor Williams asked whether there could be a cap placed on the number of units where this use can be placed.

Councilor Jones noted this would be a commercial use in a residential area and felt it would cause confusion and suggested that this use be considered residential. Ms. Brunner stated she would advise against that. He asked whether it could be referred to as a conditional use to provide more clarity. He asked whether this would be a time to discuss the application process. Ms. Brunner answered in the affirmative and added at the present time it is "permitted with limitations"; this means it is permitted by right but there are use standards that need to be met. What the City has in place now for home occupations is an affidavit applicants sign which outlines the use standards that they must agree to and acknowledge. This document is filed under the property file, giving staff the opportunity to review the agreement should there ever be a complaint filed.

Ms. Brunner went on to say if this issue was completed under the Conditional Use Permit process, it would require the applicant to come before the Planning Board for a public hearing, place a notice in the Sentinel and send out abutter letters. Ms. Brunner stated, given the fact that short-term rentals are operating now without issue, her recommendation would be to allow it with limitations and add use standards and review this in a year to see how it is working. She stated she is afraid to create a complicated process for something individuals have been able to do by right.

Councilor Jones asked with reference to the application process, because this is happening in residential zones, could it be outlined in the application process or posted somewhere that there are other items that could come up that are not within the purview of zoning, such as, no parking on the front lawn, dog leash laws, overnight parking laws their guests are going to have to adhere to. Ms. Brunner stated she has stayed in short term rentals that have a handout which outlines emergency and non-emergency numbers for the police, house rules guests have to follow etc.

Councilor Ellis noted staff has indicated that short-term rentals are only a small percentage but how would the City know if this becomes a problem. Ms. Brunner stated there are data sites that could provide good information as to how many are out there, but there is a cost to attached to this. She used Deckard as an example, which is around \$10,000 per year. Staff could perhaps look into this.

Councilor Haas stated the challenge is enforcement after the fact when a house has been rented for a week and the property has been trashed which impacts the neighborhood. He stated he is in favor of making this process difficult for an applicant, perhaps through the CUP process or a variance of some sort. He did not feel the City should be approving non-hosted occupancies and

stressed enforcement is the biggest issue. Ms. Brunner asked whether a detached ADU where the main house is owner occupied would be acceptable. Councilor Haas agreed it would.

Planner Evan Clements stated the City is aware of long-term rental units, which are operated under a short-term lease for a number of different reasons. He added the lease could be week to week but the tenancy could go on for a long period. Mr. Clements stated one of the challenges staff is facing is how to allow the landlord to have that flexibility while also providing for long term leases, which at times could not be owner occupied. This could cause long-term lease properties to be taken off the roles.

Chair Farrington asked, should the Committee not approve what is being proposed, what would happen to the current short-term rentals? Would they be non-conforming or legally non-conforming? Ms. Brunner stated they would be non-conforming as the City's prior code did not define short-term rentals and did not allow that use. They were under an old definition of family, which does not exist anymore.

The Chair asked for public comment next and asked that comments be kept to three minutes or less.

Mr. Brian Harmon of 27 Center Street Keene addressed the Committee first. Mr. Harmon stated he uses Airbnb's throughout the country and noted that both the hosts and guests are vetted through platforms that are listed. He stated he would like to list his property on Airbnb with no limitations as he pays a large amount in taxes. He felt Airbnb's bring people into a community and people prefer these places compared to hotels.

Ms. Hannah Maynard of 80 Roxbury Street Keene stated she was a host and has been a host for three years. She stated she has had transient guests who come for the weekend as well as reoccurring guests, visiting doctors and nurses, and local families who are displaced. She stated her guests have posed no negative issues to the neighborhood. Ms. Maynard stated if Keene has too many Airbnb's, hosts won't make money and as a result won't host anymore. She agreed guests are vetted through the platform, her license is available online and the rooms and meals taxes are automatically deducted through the platform. Ms. Maynard stated the money she makes from Airbnb's helps her subsidize the long-term rentals, so she doesn't have to raise their rents.

Ms. Dee Robinson of 11 Hancock Street agreed Airbnb's have a good vetting system and noted she has lived next door to a house which attracted negative behavior and wanted to make sure these properties properly screen guests.

Ms. Jacqueline Stromberg of Bergeron Avenue addressed the Committee next. Ms. Stromberg stated one of the homes in her neighborhood was turned into an Airbnb and there have been no issues but the same can't be said about another property. There have been people coming in and out, the yard needs mowing and there is an accumulation of trash on the lawn. This is a four-bedroom house rented to four individuals. Ms. Stromberg added the same owners have purchased another home and plan to rent it to 15 individuals. She did not think any of these individuals who rent these properties have been vetted. She questioned if the City is aware of

who is living in these properties and whether this is an issue for the City. Ms. Stromberg expressed her frustration of having to live in this neighborhood and added that she has been told by the City that there is nothing that can be done about these issues.

Councilor Tobin addressed the Committee and stated there has been many discussions about opening up opportunities for developers to bring in housing to Keene. During every one of those conversations, the question has been raised about how to regulate short-term rentals. She stated there is a difference between primary residence and non-primary residence. If the goal is to help people stay in their homes and supplement their income, this is one issue. However, if a building only caters to short-term rentals, this becomes a separate issue. The Councilor stated she understands the need to keep things simple with no regulations, but then you can end up in a situation where it has been allowed for this long so the use needs to be permitted. She added if it is not primary residence then it perhaps should fall under the Conditional Use Permit process forcing people to go through the process.

Councilor Workman was the next speaker. She stated since the report in 2023, there has been an increase in short-term rentals. She stated as of tonight there are 20 rentals available in Keene. She stated she would also like to encourage a different assessing revenue formula for some of these short-term rentals based off their income revenue. The Councilor stated she also encourages a registry and felt the City needs to be a proactive, not reactive, and felt this cannot be done without information.

Ms. Arvanda Henderson of 16 Bergeron Avenue Keene stated she has lived in her property since 1975. She noted this does not affect someone until it happens in your neighborhood. She referred to a property in her neighborhood rented to four individuals whose backgrounds seem to be of question. She noted the same property owner has purchased another property and is looking to rent it to as many people as they choose. Ms. Henderson noted this one property owner has changed the entire dynamic of this otherwise peaceful neighborhood. She stated when she reached out for assistance from the City, she was told there is nothing that can be done.

Mr. Jake Pipp of 11 Bergeron Avenue was the next speaker. Mr. Pipp stated he would like to echo what his neighbors have stated. He stated he agrees with Councilor Haas that this type of use does not build neighborhoods and added they tear neighborhoods apart. He stated three of his neighbors are considering moving because of what is happening in this neighborhood. He stated this is a safety issue, quality of life issue, and a property value issue. He explained these properties provide one-month leases, each bedroom has its own lease and there are many transient occupants and they have now started constructing walls to create additional space. Mr. Pipp added unlike Airbnb's, these individuals are not being vetted. He added this type of issue is not protecting abutters. He encouraged the City to be proactive.

Councilor Filiault stated he has received emails from neighbors in this area. He stated the Ordinance discussed tonight does not address the concerns being raised. The Councilor stated he is addressing a few other neighborhoods who are going through similar issues and did meet with the Fire Marshall to make him aware of this. He added he is also discussing these issues with Code Enforcement.

Mr. Nathan Grove of 3 Bergeron Avenue stated he has concerns with not knowing who is living in these homes. He indicated he has five children and does not like to expose them to some of the negative behaviors introduced by some of these residents. He added he has concerns about safety for his children.

Ms. Maynard addressed the Committee again and stated she wanted to address hosted versus non-hosted. Having a responsible host does change how these properties are handled. She stated to encourage good hosts the City should have limitations as well as licensing. Councilor Haas asked Ms. Maynard if she knows of conversations happening on Airbnb or VRBO platforms as to how to educate communities on how to deal with this problem. She stated she does not get into the online chats but felt most issues are in resort towns and bigger cities.

The Councilor felt the City should be doing its own research as this is something that is affecting many communities and some communities are banning them completely.

Councilor Kost asked whether this was Ms. Maynard's primary residence. She answered in the negative and went on to say that she owns a multi-family unit and one of those units is an Airbnb. She stated she has a private residence in Swanzey.

Chair Farrington stated there have been many concerns raised that need further discussion. The issues are how the rooms and meals tax is being handled, hosted versus non-hosted, should there be different rules for ten day versus thirty days. For process should it be by right with limitations, should it be handled through a CUP or a variance, how is tax assessment being handled for these properties, vetting of renters.

Councilor Filiault stated he agrees with Chair Farrington and added the City needs to be sure we are getting this right. He stated he will be working with the neighbors on Bergeron Avenue and encouraged other Councilors to reach out to them as well. He stated it is concerning when neighborhoods start taking a downturn. He felt one more month on this item will not hurt.

Mr. Madison stated he too agreed with an extension. He stated this is an issue he raised during his time on Council. He indicated he lives north of the Square and during Covid his neighborhood was affected greatly by Airbnb's. He referred to a multi-unit building that are all Airbnb's, the other is a cottage court now turned into a semi-resort consisting of five buildings which is now abandoned. He stated when he was a Councilor, he used to receive complaints about a property on Union Street owned by an entity in Massachusetts. He indicated this was a party house which created undue hardship for their neighbors. He stated he tried to work with Airbnb who had no interest in assisting as this was more of a financial incentive to them.

Mr. Madison stated Airbnb does vetting of hosts and guests but they also have a financial incentive not to do that. He added he does not place too much faith in Airbnb in doing their due diligence and felt it was incumbent on the City to protect its citizens from this activity. He added he also felt there were a few bad actors that were causing these issues because most owners live locally but there are a few who live out of state or across the country who use these properties for financial gain and these are the properties the City needs to watch out for.

Councilor Jones stated he too agrees with an extension. He felt there needs to be more discussion regarding CUPs and discussion about Councilor Haas' discussion regarding splitting this use as there is a wide variety of uses that fall under this category. He stressed the need for licensing and added the City needs to control this use.

Mr. Kost stated when approving applications, it is the requirement to review if an application supports the master plan. He stated he is surprised there is discussion about the ability for people to take homes they don't live in and turn them into short-term rentals. He felt this go against the livable housing pillar the City has been discussing. He felt especially the non-hosted rentals go against the master plan. He noted the City invested a lot of money in adopting the master plan which he did not feel the City was currently utilizing.

Councilor Ellis stated she too agrees with extending this item. She stated she is not opposed to short-term rentals and talked about a situation with a friend who was financially assisted because she was able to use her property as an Airbnb. However, she agreed this item needs to be reviewed under the guidelines set forth in the master plan. She referred to Ms. Maynard who rents out one of her units as an Airbnb and felt perhaps this could be a solution.

Councilor Jones stated the master plan also refers to "preserving the character of the neighborhood" and felt should also be included in the discussion.

Community Development Director Paul Andrus stated discussion staff has had, has to do with compliance and enforcement and some of the grey areas. He stated with the continuance he would like to bring forward those challenges, from a realistic standpoint.

The Mayor stated if people don't visit Keene, they are not going to want to live in Keene. He felt this relates to the City's housing and workforce issues. He felt the non-hosted issue could probably be addressed through code enforcement.

A motion was made by Councilor Jones that the Joint Committee continue Ordinance O-2026-09. The motion was seconded by Councilor Haas.

Ms. Brunner stated there does not seem to be a quorum for the August PLD Meeting, and based on the number of topics the Joint Committee would like staff to look into, staff is recommending that this item be continued to the September Joint Committee meeting.

Councilor Jones asked staff whether this is causing any issues for staff as the Joint Committee changed its definition of family to work it into this Ordinance as well as the Lodging House Ordinance which is still being addressed.

Ms. Brunner stated the new definition of family went into effect last month and because of this Ordinance, staff is holding out on any enforcement against short-term rentals. She stated staff will bring to the next meeting a few options for the Committee to consider.

Councilor Haas noted continuing this item to the September meeting won't hinder addressing the health and safety enforcement issues that exist on Bergeron Avenue which will continue through Community Development.

The motion carried on a roll call vote for the Planning Board.

The motion carried on a roll call vote for the PLD Committee.

4. **Presentation:**

- a. Implementation of Housing Strategies in the 2025 Master Plan. The Community Development Department will review housing-related strategies that the department intends to work on over the next 1-3 years

Mr. Andrus addressed the Committee. Mr. Andrus stated the topic for discussion is housing related strategies outlined in the master plan such as diversity, affordability, the impact on neighborhoods. The walkable aspects of how we do smart planning and development. Workforce, aging population, sustainability in the future and what the City would choose to pursue.

In terms of the housing pillar, Mr. Andrus stated one of the prime things local governments can do with respect to supporting housing, growth and redevelopment is through regulations. How can the City provide for missing middle housing.

Evan Clements addressed the Committee next. Mr. Clements stated staff have brought many zoning change recommendations before the Committee through this process. He explained some of these are based on legislative changes affected at the state level, as well as innovative changes the City has been initializing on its own. He added some of the changes the State is proposing recently are already things the City has in place such as updating and modernizing ADU Regulations, allowing detached or attached units anywhere in the City with a single-family residence.

He stated the most impactful change the Committee might be aware of is the Cottage Court Ordinance. It is an infill ordinance that allows for a right sized densification without unnecessary intensity. It provides controls to mitigate intensive uses to maintain neighborhood character. It provides allowances, for example, front setbacks so that some of the existing building stock that may have been around for over 100 years is much closer to the road than current front yard setbacks would require. He indicated the Cottage Court actually acknowledges the existing built form and allows new development to match that form so that it maintains the streetscape and it also provides flexibility for some of these lots.

The other item Mr. Clements addressed was parking standards. He indicated about year or so ago, the City completed a parking study and at the completion of the study the City determined a reduction in parking spaces from two spaces to one space per dwelling unit. He stated this is just a minimum if the market demands more parking and a lot can support it, a property owner can certainly provide additional parking. The City has also gone so far in certain downtown districts

to reduce that number to less than one parking space for efficiency units, studios, and workforce housing and housing restricted for 55 and older residents. He stated staff would continue to providing innovative suggestions to keep Keene moving forward on achieving its housing goals.

Ms. Brunner addressed the Committee next and noted the land development code was a multiyear project to bring all land use regulations into one document.

As far as redevelopment, Ms. Brunner noted the City of Keene was an early adopter of the 79 E tax incentive program which was recently updated to include residential property revitalization zone. The manner in which the City has chosen to implement this, is to make sure that either units are not being lost or that new units are being created.

Ms. Brunner addressed site plan thresholds. The Planning Board looked at increasing some of the projects that could go to a minor site plan review versus coming before the Planning Board. This was another effort at trying to make the process work better for applicants, especially for smaller scale projects that have fewer impacts on neighboring properties.

Ms. Brunner next addressed Housing Updates:

- Housing Needs Assessment done in 2023, which provided the City with a solid foundation of data for future changes.
- Minimum lot size in the rural district was reduced from five acre to two acres, which has resulted seven new lots being created.
- In June 2023, the City expanded where ADU's are allowed and made it easier to construct them which resulted in three new units.
- The item that has been the most successful is the Cottage Court Ordinance, which was adopted in May 2024. So far, the Planning Board has approved 107 units, although 38 of those units were either revoked or have expired. The City is looking at a net total of 69 new units through this process.
- The City also created a height incentive for multifamily housing in the commerce district. Not only is multifamily housing allowed in the commerce district, but it can now go up to six stories. The City also removed the density factor for residential units in medium density, high density, and downtown transition districts. Based on the data system, staff was not able to figure out how many new units this might have allowed for. Hence, that impact is unknown.
- The City increased the threshold for projects to qualify for major site plan review.
- With the 79E Residential Property Revitalization Zone option, which is a relatively new item, so far there has been only one application for the creation of two units.

Mr. Andrus noted costs continue to be the major barrier for construction.

Building Division Manager Mike Hagan addressed the Committee next. Mr. Hagan stated his department has been trying to implement a few new programs last year. One of which is Open Gov, a new technology being adopted by many departments. He explained this new technology helps staff streamline the process but also allows applicants to see where their application is in the process. This program also allows clients to schedule appointments with inspectors. Mr. Hagan stated the department is also looking at digital plan review tables through a grant process,

which would allow for markup of plans on the table and getting plans immediately back to the applicant.

Mr. Hagan next addressed solar permitting. He stated this is a piece of legislation to allow for instant solar permitting. Mr. Hagan stated Keene is the first community to have instant solar permitting. The next item he referred to was Automated Oil and Gas Permits which is when minimum guardrails are met, inspections get scheduled instantly. This concluded Mr. Hagan's presentation.

Former Director of Economic Development, Med Kopczynski was the next speaker. Mr. Kopczynski stated there is a lot of discussion about housing happening in the City. He referred to the Accelerated Home Building Act which passed, the one the President refused to sign. Mr. Kopczynski stated the prime issue is the cost of construction. He indicated one of the things being discussed is Portfolio Homes, which is referred to in the master plan. This program is to have pre-approved plans available for people to utilize. So far only two states have taken advantage of this program; Oregon and Vermont. He explained Vermont is far along with this program. So far, they have ten house plans available for comment. Mr. Kopczynski noted when a plan is pre-approved it shortens the permit period. He noted this reduces costs for an applicant.

Mr. Kopczynski stated there has been a decline in starter homes lately (1,400 square feet or less). These are now referred to as ADU's or Cottage Court. Today the market is only at 7% for starter homes. He stated this is mainly because of demographics. About 80% of households are not nuclear families but 72% of homes cater to traditional nuclear families.

Mr. Kopczynski stated going forward there needs to be regional conversations to align standards. Using technology also needs to be something that needs to be considered such as using AI programs to review plans, etc. This concluded Mr. Kopczynski's presentation.

Ms. Brunner next addressed what the Committee can expect in the next few years. The land development code mentioned earlier was a larger undertaking for staff to update, modernize and place in one document. However, during that process the one item that was not addressed was the zoning map. The last update to the zoning map was done in 1977. Staff is proposing an update with phase one starting in 2027 to address housing and neighborhoods. This would be done in collaboration with neighborhoods.

Phase two would be employment districts in 2028, zones that have been created overtime to be consolidated. This would be done in collaboration with the business community.

Phase three would be a map clean up; looking at areas that can be consolidated, spot zone areas, the SEED overlay district, etc. At the end of phase three, there would be a brand new zoning map.

Ms. Brunner noted some of the items in the master plan would be completed with partner organizations. One of those organizations is the Monadnock Housing Collaborative who is working on housing issues.

Amplify existing energy and sustainability efforts – staff is in the process of hiring a Sustainability Planner to track progress on these goals and work on these goals. Mr. Andrus noted there have been 50 applicants who have applied so far for this position.

Mr. Kost referred to Goal One, Boost Infill Development and Redevelopment under the Livable Housing Pillar in the Master Plan. The priority is to use GIS to create a map that shows existing development regulations. He asked whether this was in progress and whether it includes private land and would it show development regulations on private land as well. Ms. Brunner stated staff is not in the process of doing this right now. She stated her understanding of this action item was that the City would have a parcel map and when someone clicks on a parcel, there will be a layer of information to it. Ms. Brunner added this would be another project that would require consultant assistance.

Councilor Williams stated he would like to see a running total of how many short-term rentals the City has. He stated he would like to see if the City is meeting the housing requirement based on the housing study that was done a few years ago. He added he is surprised there are only three ADU's and heard stated that some of the ADU applications are turning into a duplex and asked for clarification. Ms. Brunner stated there are some situations where somebody wants to build a second unit, and if one of the units were owner occupied, it would be considered an ADU. Because the City has the owner occupancy requirement, they can't build it as an ADU so instead they either construct it as a duplex or if a duplex isn't allowed in the base zoning district, they go through the Cottage Court process. She used 135 George Street as an example where there was a detached garage in poor condition. They tore down the detached garage and created a second single family home on the property. Because both units were being rented out and they were in the Low Density District, it couldn't be considered an ADU so they went through Cottage Court.

Councilor Williams asked whether it was correct to assume that Cottage Court is in many ways is a substitute for ADU's in cases where there is that ownership requirement and they are using Cottage Court as a work around. Ms. Brunner stated she wouldn't refer to it as a work around because Cottage Court has an extra review process built into it, whereas with an ADU it can be done by right. Cottage Court has to go through the Planning Board for a CUP. She felt Cottage Court is creating more infill options. She referred to a house in the north central neighborhood where there were two units of which one unit had five bedrooms. They were having a hard time finding someone to rent out a five-bedroom apartment and hence, were able to go through the Cottage Court process to create a third unit. She stated people are using Cottage Court for small projects as well as for larger projects.

Councilor Jones thanked staff for this presentation and for the streamline process staff has put into place.

5. Referrals from City Council:

a. Letter from Councilors Williams, Ruttle-Miller, and Tobin dated May 5, 2026 regarding implementation of the 2025 Comprehensive Master Plan housing initiatives.

Councilor Williams addressed the Committee and stated the reason he wrote this letter is to

convey the message to not to let go of the master plan as a driving document in terms goals. He stated he appreciated the presentation as it answered many of the questions he had. He stated as was mentioned by Mr. Kopczynski it would be nice to have a catalog of pre-approved designs. He encouraged Cottage Court and ADU's. In the long term would like to know if the City is meeting its housing goals and if rents are stabilizing and going down.

Councilor Workman addressed the Committee next. She stated a lot of effort went into producing this master plan and there are items in the master plan that have not yet been implemented. She commended staff for using the master plan as a directive and encouraged this Committee to do the same. The Councilor stated she sees the housing stock being increased but not the type of housing stock she would like to see. She stated she would like to see housing created for those who have grown up in Keene and for students who graduate from Keene State; to entice them to keep living in Keene not just for out of state retirees.

Mr. Kopczynski stated he wanted to address the pre-approved plan issue he had talked about earlier. He referred to a website "802homesforall," the Vermont website where the approved plans are available for review. He indicated once the plans are fully formed, he intends to have them reviewed by planning staff to make sure they meet Keene's building code but noted Vermont does not have a building code for one and two family housing. He added when looking at these plans, Keene needs to consider changes to its code and how the plan would adjust to those changes.

Councilor Tobin stated she appreciates this letter being brought forward. She stated she was expecting rent to stabilize and noted she is in that position where she might have to move again due to her rent increase by another \$400 - \$500. The Councilor stated when measuring the impact to look at why the City made this decision in the first place. The goal was to build more housing so rents would stabilize. She felt perhaps looking at re-evaluating the plan and a discussion as to whether it needs to be changed was in order.

A motion was made by Councilor Haas that the Joint Committee accept this item as informational. The motion was seconded by Andrew Madison and carried on a roll call vote from both Committees.

b. Letter from Mayor Kahn dated May 15, 2026 regarding potential expansion of permitted uses in the Commerce, Industrial, and Industrial Park Zones.

Mayor Kahn addressed the Committee. The Mayor stated he would like to address the second pillar in the master plan, which is "Thriving Economy." He commended the Keene Sentinel's article in the recent edition regarding vacancies and change in demographics in this region. He stated this is what he wanted to call attention to in his letter. He felt the land use code needs to be updated to see what kinds of businesses the City should attract and look at businesses that might want to relocate to Keene.

He added housing is an important aspect as well. When attracting workforce to the area there needs to be housing to match that.

Chair Farrington agreed that attracting businesses is important for the viability of Keene as well as housing.

Mayor Kahn felt condominium-like spaces might be something startup companies would be interested in.

Councilor Jones stated he agrees with the Mayor on the notion of condominiums and referred to such a use on Krif Road which started as a small business and then continued to grow. He felt the Mayor's request should be moved into the more time category.

Mr. Hoefer stated he reiterates Councilor Jones' request for crypto currency and data centers aligned with consolidating the number of zoning districts Keene has and maybe expanding the amount of permitted uses within those zoning districts. This may align with any work that happens in that regard.

A motion was made by Councilor Jones that the May 15, 2026 letter from Mayor Kahn be placed on more time. The motion was seconded by Councilor Haas.

Mr. Clements asked for added guidance as to the reason for more time.

Chair Farrington stated the Mayor had eluded to vacancy rates, unused land, ideas for analysis, and uses in various districts. Councilor Haas stated he would be looking uses that won't be appropriate in certain districts. The Mayor stated he was recently approached by an employer from a different region in New Hampshire wanting to look at property in Keene. He stated he provided a list but felt his list was small compared to what might be available in Keene. Identifying vacant areas might be an important step.

Ms. Brunner stated she agrees with Mr. Clements and added as stated earlier in reference to the work plan, they have outlined phasing in terms of the priorities based on the master plan. Phase one was to look at housing in neighborhoods. Phase two was to look at employment districts, which would address much of what the Mayor has raised today. With respect to timing, staff is looking at starting this work in 2028. However, if the Committee wants to speed up some of this, the City might want to start thinking about getting a project into the CIP.

Councilor Jones stated adding this to more time means the item won't be forgotten.

The motion carried on a roll call vote by the Planning Board and the PLD Committee.

c. Letter from Councilor Jones dated June 16, 2026 regarding a request to consider additional land use definitions in the Land Development Code.

Councilor Jones stated this item pertains to four definitions. The definitions he is looking was include "Datacenters" and "cryptocurrency mining facilities."

He stated he witnessed at the statehouse an effort to push these onto communities throughout the state, but fortunately, that legislation failed and part of the reason the legislation failed was because of the lack of definitions. He stated at the present time data center, cryptocurrency and mining facility could go into any of our industrial areas.

The other two definitions are for privately owned prisons and privately owned immigration detentions centers. The Councilor felt one falls under criminal court the other under immigration court. Currently, this falls under institutional use within Keene. He noted a few years ago, Keene created institutional streets where these uses would be allowed. He stated he would like to see this go on more time, the item come back to the Committee and the Committee create definitions.

Ms. Brunner stated the City has a Permissive Zoning Code and if a definition is created for a use and it is not listed anywhere, the City would be essentially saying this use is not permitted. She added she has not done a review of the existing list of principal uses to determine if any of these uses would fall under existing use definitions the City has. However, she noted that privately owned prisons and immigration detention facilities, even if they are privately owned, are being undertaken on behalf of a governmental entity and would still fall under the governmental use exemptions. Chair Farrington clarified this would mean the City won't be able to prevent these uses from locating in Keene through our land development code. Ms. Brunner stated we wouldn't be able to prevent the use from locating somewhere, but there may be other criteria that could be used as long as the specific use is not being targeted; general criteria that would be applied to similar uses.

Mr. Clements stated there is a definition for data center in the land development code, which is allowed in certain zoning districts. He added his opinion is that crypto mining would also be considered a data center use.

Mr. Bergeron explained what the City can't do is to say a data center cannot be located in town but can dictate where it can be located.

Councilor Haas stated he would be hard pressed to tell the difference between a cryptocurrency mining facility and a data center, other than what the owners chose to name it. They could name it appropriately and the City would never know exactly what was going on in there except machines producing out data. As far as the prisons are concerned as Ms. Brunner pointed out, this would be out of the City's control other than for health and safety code.

Mr. Hoefer noted data centers are permitted in eight out of the 24 zoning districts.

A motion was made by Councilor Jones to place this item on more time. The motion was seconded by Councilor Filiault and carried on a roll call vote from the Planning Board and the PLD Committee.

6. New Business

7. Next Meeting – Monday, August 10, 2026

B. MORE TIME ITEMS

1. Neighborhood / Activity Core areas (“Neighborhood Nodes”)
2. Private Roads

C. ADJOURNMENT

There being no further business, Chair Farrington adjourned the meeting at 9:57 PM.

Respectfully submitted by,
Krishni Pahl, Minute Taker

Reviewed and edited by,
Mari Brunner, Senior Planner



MEMORANDUM

TO: Joint Planning Board & PLD Committee (PB-PLD)

FROM: Evan J. Clements, AICP – Planner/Zoning Administrator

THROUGH: Mari Brunner, Senior Planner

DATE: September 4, 2026

SUBJECT: Ordinance O-2026-13 – Relating to Map Amendment 0 Howard Street, Medium Density to Conservation

Recommendations:

Planning Board:

"To find that Ordinance O-2026-13 is inconsistent with the 2025 Comprehensive Master Plan."

Planning, Licenses, & Development Committee:

"To recommend that the City Council hold a public hearing."

Background:

Petitioner, Steven Ringland, proposes to amend the Zoning Map of the City of Keene by changing the zoning designation of the parcel located at 0 Howard St, TMP# 536-034-000, from Medium Density to Conservation. The total area of land that would be impacted by this request is ~.91 acres. The applicant is owner of 104 Howard St which is located approximately 350 ft from, and does not abut, the subject parcel.

The subject parcel is located on the western side of Howard St approximately 200 ft from the intersection with Spruce St with 33 ft of frontage on Howard St. The parcel is characterized as relatively flat and was originally several small lots that were part of an old subdivision that was never developed. The City took the parcels as part of a tax deed process and merged the separate parcels into the current subject parcel. The merger was done in preparation to market the property through a Request for Proposal (RFP) and development agreement, issued on October 10, 2025, to construct housing on the parcel utilizing the Cottage Court Overlay ordinance.

As part of the RFP, the City contracted with Fieldstone Land Consultants, PLLC to perform a wetland delineation of the parcel. The wetland report dated June 20, 2025 described the parcel as almost level with an old network of shallow drainage swales along the southern and western boundary lines with trace amounts of residual residential debris. The debris suggests that the entire area was cleared and open in the past and has since become forested with trees and underbrush. The vegetation identified in the report included Black Cherry and Norway Maple trees and invasive shrubs such as Burning Bush, Oriental bittersweet and Japanese Knotweed. The

report noted that while poorly drained soils were present, in accordance with the US Army Corps of Engineers 1987 Wetland Delineation Manual, no naturally occurring wetlands were observed on the parcel.

The purpose of the Conservation zoning district, per section 7.3.1 of the Land Development Code, states, "The Conservation (C) District is intended to provide for those lands which have been identified as necessary to preserve as open space because of their critical or delicate environmental nature." The parcel is not included in any tier of the NH Wildlife Action Plan, as shown on the City GIS mapping tool and is not associated with any known wildlife corridor. The Center for Wildlife Studies describes Conservation Planning as a collaborative approach to managing natural resource sustainability to protect resources such as soil, water, and wildlife habitat while maintaining economic productivity. Furthermore, Center for Wildlife Studies states that effective conservation planning is rooted in science and data driven decision-making. Based on the analysis of the subject parcel, there does not appear to be critical or delicate natural resources located on site that would warrant conservation efforts.

The subject parcel is also not contiguous with any parcel that is currently zoned Conservation and is entirely surrounded by the Medium Density district. The proposal would single out the subject parcel with uses that significantly differ from the surrounding area. Planning staff believe that if this proposal were approved, that decision could leave the City open to a legal challenge and the determination that the zone change constitutes spot zoning, which is illegal due to being inconsistent with the Comprehensive Master Plan and public goals.

In rezoning decisions, the Petitioner's intended use of the property should not be considered. Rather, the permitted uses allowed in the proposed district should be evaluated for their suitability on the site. Additionally, the Board should consider and review:

- Surrounding land use and zoning patterns;
- The consistency of the proposed rezoning request with the Master Plan;
- Existing and proposed zoning requirements; and,
- Possible resulting impacts.

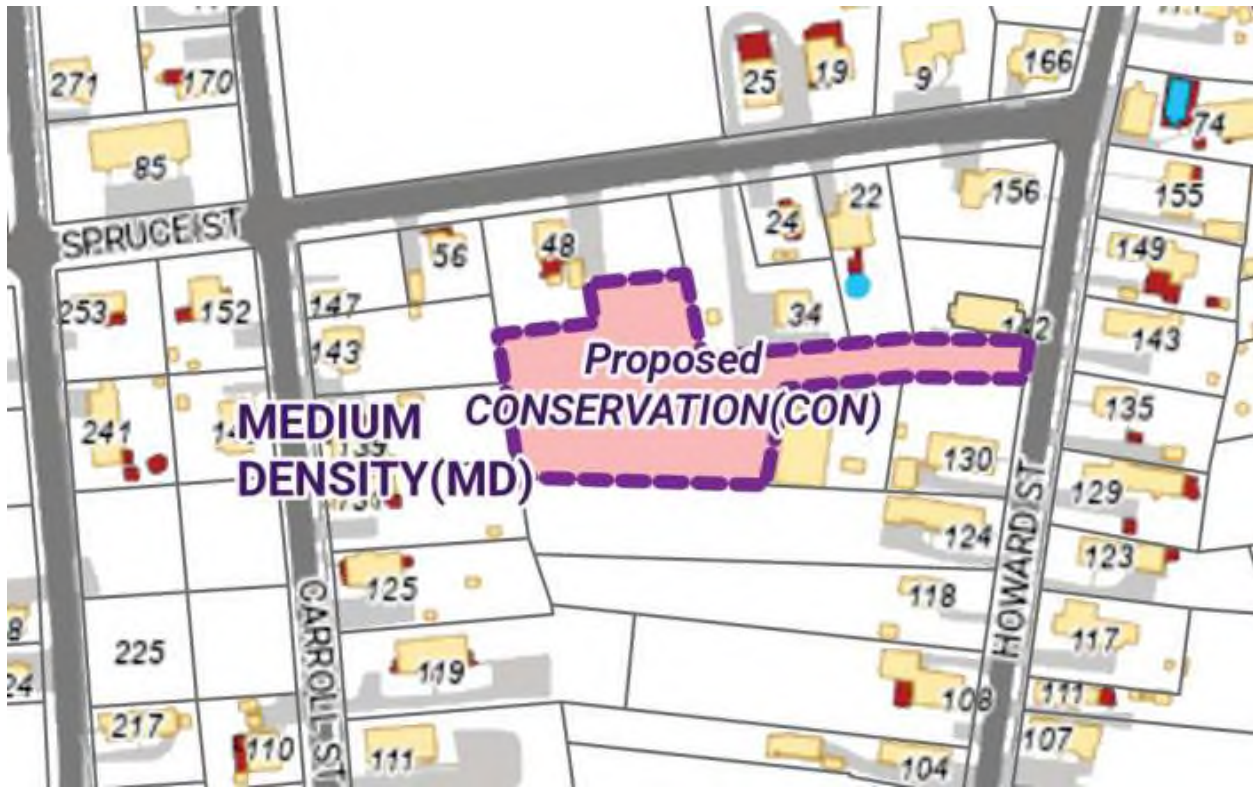


Figure 1. Area proposed to be rezoned from Medium Density to Conservation.

Master Plan Consistency:

The 2025 Comprehensive Master Plan was endorsed by City Council on September 18th with the adoption of Resolution R-2025-32 and was subsequently adopted by the Planning Board at their meeting on September 29th. The following is a summary of relevant pillars of the Master Plan that conflict with the proposal and indicate inconsistency with the plan's goals.

Pillar 1: Livable Housing

This pillar discusses the importance of livable and affordable housing and how the existing housing shortage has been highlighted as a "...major impediment to growth and resident attraction." In order to address the identified housing need, the plan states the following goals that are in conflict with this proposal.

- Goal 1: Boost Infill Development and Redevelopment
- Goal 2: Remove Barriers to Housing Development
- Goal 4: Increase the Diversity of Housing Options and Price Points

The subject parcel is a prime example of infill housing opportunity as it is surrounded by an existing developed neighborhood that supports moderate residential density consistent with the Medium Density district. Existing regulations are in place to support residential development in an area of the urban compact where municipal services and utilities are present. If the zone change was approved, this would be considered an intentional barrier to housing development by taking one of the few remaining developable parcels within the urban compact and rendering it unbuildable. The City would lose the opportunity for the construction of a variety of housing types

utilizing the Cottage Court Overlay, which would allow for a mix of single unit, duplex, and townhouse style building types.

Pillar 6: Flourishing Environment

This pillar discusses the importance of environmental stewardship and climate adaptation through renewable energy sources, ecological protection, and sustainable development practices. The pillar states that as the climate changes, “Urban environments will need to be designed to handle a hotter world and more intense climate events.” In order to address these identified climate adaptation goals, the plan states the following goals that are in conflict with this proposal.

- Goal 1: Promote Smart Land Use and Development
- Goal 2: Prioritize Environmental Protection and Sustainability
- Goal 3: Integrate Green Technologies and Best Practices in Keene’s Built Environment

The City’s Site Development Standards promote low impact site design that utilize green infrastructure practices to manage development impacts such as stormwater runoff. The existing site does not provide for much water detention as the existing soils are poorly drained and do not allow for infiltration of water. A well-designed development has the potential to improve the existing drainage and runoff conditions for the surrounding area. The plan promotes protecting wildlife corridors from fracturing and conserving large areas of high-quality conservation land. Best practices for land conservation encourage protecting large areas of green spaces with native plants and wildlife as well as farmland. The subject parcel is small, not contiguous to any existing conservation land, filled with invasive species, and is of low quality in terms of natural resources worth conserving.

Future Land Use Map:

The area proposed to be re-zoned is located within the Residential Neighborhood area of the Future Land Use Map, directly north of the Downtown area. The Residential Neighborhood area is described as vehicle orientated neighborhoods with less defined boundaries and street oriented residential development. These areas have recreational access to larger city parks, rail trails, as well as hiking and other outdoor recreation through established transportation networks.

Areas identified for conservation are located to the east and west of the Residential Neighborhood area that the subject parcel is located in. The Conservation and Low-Impact Recreation areas are described as areas with, “...lots of steep slopes, wetlands, vernal pools, streams, rock outcroppings...” and are not suitable for development. These areas have limited access for vehicles and pedestrians and are characterized by trails for pedestrian access and historic and natural sites for vehicle access.

The Committee will need to determine if the proposed zone change and the subject parcel reflects the intent of the adopted Future Land Use Map.

Intent of the Zoning Districts:

The proposal is to rezone an existing .91-acre parcel from the Medium Density district to the Conservation district. A description of each of these districts from the Zoning Ordinance is included below.

- **Current Zoning – Medium Density:** The Medium Density (MD) District is intended to provide for medium intensity residential development and associated uses. All uses in this district shall have city water and sewer service.
- **Proposed Zoning – Conservation:** The Conservation (C) District is intended to provide for those lands which have been identified as necessary to preserve as open space because of their critical or delicate environmental nature.

Based on the intent statements, the proposed zoning of the subject parcel would not be appropriate as the subject parcel has not been identified as land of a critical or delicate environmental nature and is more suited for residential development with access to city water and sewer.

District Uses: The permitted uses of the Medium Density (existing) and Conservation (proposed) differ significantly. Medium Density allows for the residential development of single-family, duplex, and multifamily up to six dwelling units as well as modest commercial uses with limitations through a Conditional Use Permit process. The Conservation district only allows for conservation areas and cemeteries. Table 1 shows the permitted uses for Medium Density and Table 2 shows the permitted uses for Conservation.

3.5.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Above Ground Floor	P	8.3.1.A
Dwelling, Multifamily	P ¹	8.3.1.C
Dwelling, Single-Family	P	8.3.1.D
Dwelling, Two-Family / Duplex	P	8.3.1.E
COMMERCIAL USES		SECTION
Neighborhood Grocery Store	CUP	8.3.2.U
Office	CUP	8.3.2.V
Restaurant	CUP	8.3.2.AB
Retail Establishment, Light	CUP	8.3.2.AD
INSTITUTIONAL USES		SECTION
Day Care Center	CUP	8.3.3.C
CONGREGATE LIVING / SOCIAL SERVICES USES		SECTION
Domestic Violence Shelter	P ¹	8.3.4.A
Group Home, Small	CUP	8.3.4.F
OPEN SPACE USES		SECTION
Community Garden	P	8.3.6.B
Conservation Area	P	8.3.6.C
INFRASTRUCTURE USES		SECTION
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted
P¹ = Permitted with limitations per Article 8.
CUP = Permitted by Conditional Use Permit

Table 1: Medium Density Uses

7.3.5 Permitted Uses

OPEN SPACE USES		SECTION
Cemetery	P	8.3.6.A
Conservation Area	P	8.3.6.C
INFRASTRUCTURE USES		SECTION
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted
P¹ = Permitted with limitations per Article 8.
SE = Permitted by Special Exception
CUP = Permitted by Conditional Use Permit

Table 2: Conservation Uses

Dimensional Requirements:

Table 3 highlights the dimensional requirements for the Medium Density and Conservation districts. The height and frontage requirements for both districts are the same, however, lot area, width at building line, and the setbacks differ significantly. Additionally the lot coverage requirements are also notably different and reflect the intended uses in each district. It is worth noting that the proposed zone change to Conservation would render the subject parcel legal non-conforming in terms of lot size and width at building line as the required lot area in Conservation is 5 acres with a 200 ft width at building line requirement. The subject parcel is .91 acres and approximately 170 ft at its widest.

Table 3: Dimensional Regulations for the Medium Density & Conservation Districts

Dimensional Standard	Medium Density	Conservation
<i>Minimum Lot Area</i>	8,000-sf (~0.18-ac)	5 ac
<i>Minimum Lot Width at Building Line</i>	60'	200'
<i>Minimum Road Frontage</i>	50'	50'
<i>Minimum Front Setback</i>	15'	50'
<i>Minimum Rear Setback</i>	15	50'
<i>Minimum Side Setback</i>	10'	50'
<i>Maximum Building Coverage</i>	45%	10%
<i>Maximum Impervious Coverage</i>	60%	20%
<i>Minimum Green / Open Space</i>	40%	-
<i>Maximum Stories Above Grade</i>	2	2
<i>Maximum Building Height</i>	35'	35



APPLICATION TO AMEND THE ZONING MAP

Applicant: Steven E. Ringland Date: 6/25/2026
Address: 104 HOWARD STREET
Telephone: [REDACTED] Email: [REDACTED]@mail.com
Property Owner (If different): CITY of Keene
Location of proposed boundary line adjustment: 0 Howard St. CT.
Present Zoning District: MD Proposed Zoning District: Conservation (034-000)
Parcel ID #'s of Property to be Rezoned: 536-034-000
of Abutters on Abutter List: 15

Steven E. Ringland

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).



APPLICATION TO AMEND THE ZONING MAP

Date Received by City Clerk: 6/26/26 Ordinance Number: 0-2026-13

On City Council agenda: 7/2/26 Workshop to be held: TBD

Public Hearing to be held: TBD

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

\$ 11.10

Total Fees submitted to City Clerk

\$ 201.10

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.

Steven E. Ringland
104 Howard Street
Keene, NH 03431

Concerning: City owned property at 0 Howard St., Lot 536-034
Current Zoning: Medium Density
Proposed Zoning: Conservation

**PETITION FOR A ZONING MAP AMENDMENT TO THE
KEENE CITY COUNCIL**

We, the undersigned residents, property owners, and community stakeholders of the City of Keene, New Hampshire, do hereby petition the Keene City Council to amend the City's Official Zoning Map under the provisions of the Keene Land Development Code.

We support changing the zoning classification of the property located at **0 Howard Street**, Tax Map Parcel ID: **536-034** from **Medium Density Residential** to **Conservation**.

This amendment is sought to allow for **CO2 capture, wildlife habitat, privacy, reduction of light pollution, reduction of motor vehicle traffic, and the general peace and welfare of the existing neighborhood**. We believe this change aligns with the vision of the Keene Master Plan, serves the public good, and preserves the community's character.

Steven E. Ringland
6/22/2026

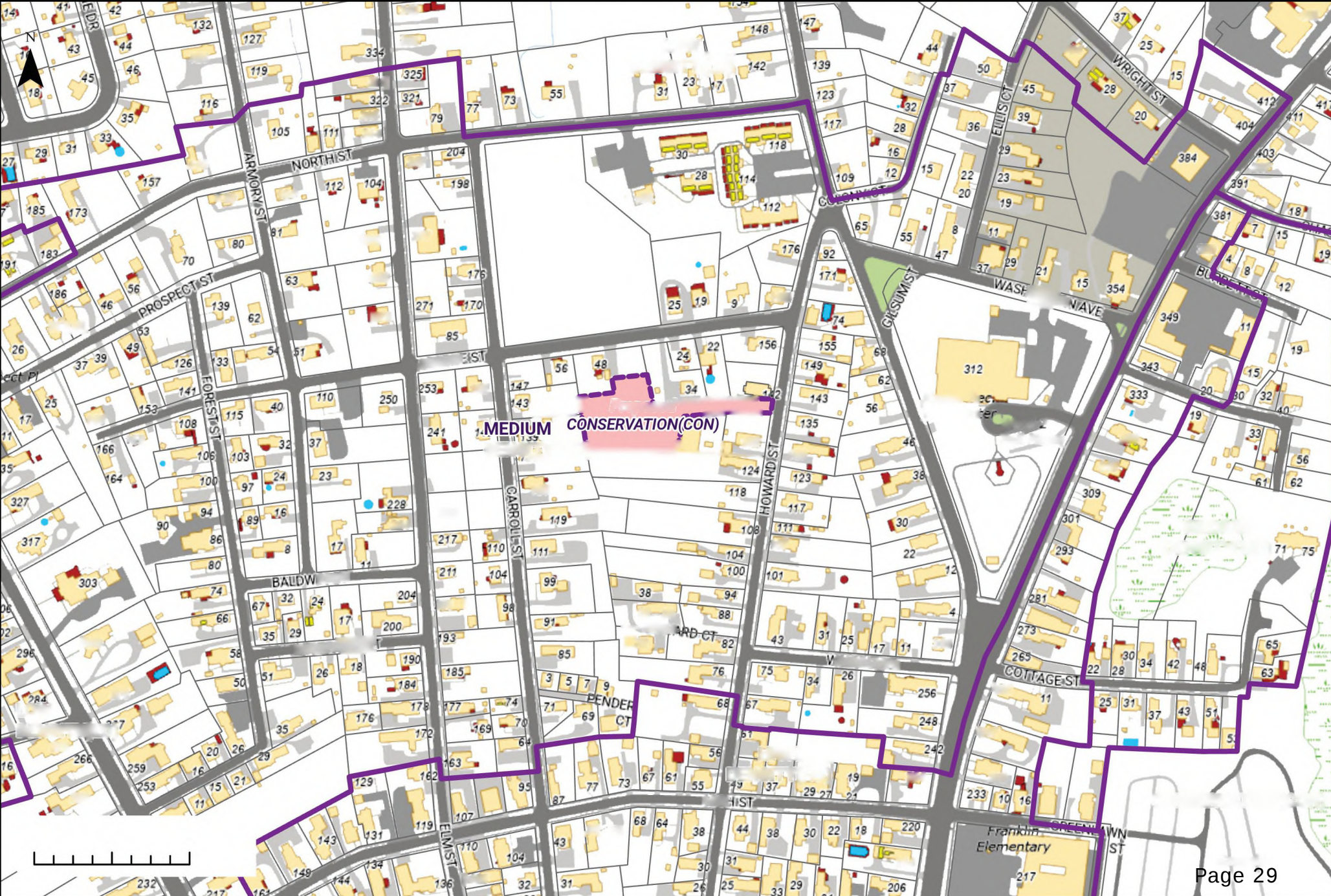
Name	City	State	Postal Code	Country	Signed On
Steven Ringland	Keene	NH	3431	United States	2026-05-18
Janice Ringland	Keene	NH	3431	United States	2026-05-22
Michelle Miller	Keene	NH	3431	United States	2026-06-03
Candi Dionne	Keene	NH	3431	United States	2026-06-04
Cindy Supry	Keene	NH	3431	United States	2026-06-04
Carri Guyer	Keene	NH	3431	United States	2026-06-04
Anthony Dionne	Keene	NH	3431	United States	2026-06-04
Michele Chalice	Keene	NH	3431	United States	2026-06-06
Paige Taylor	Keene	NH	3431	United States	2026-06-09
Randy Wetherby	Keene	NH	3431	United States	2026-06-09
Nichole Noonan	Keene	NH	3431	United States	2026-06-10
Vanessa Gorman-Dow	Keene	NH	5301	United States	2026-06-10
Erika Conant	Keene	NH	3431	United States	2026-06-11
Jeannie Kingsbury	Keene	NH	3431	United States	2026-06-11
Cody Pinkerton	Keene	NH	3431	United States	2026-06-13

<https://c.org/6KccNpXCf2>

**Proposed Zoning Change:
0 HOWARD ST
Keene, NH
Parcel: 536-034-000-000-000**

Prepared by KGIS
7/8/26
City of Keene Parcels:
CAI Inc
Basemapping:
KGIS2026

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.





CITY OF KEENE

In the Year of Our Lord Two Thousand and _____ Twenty Six

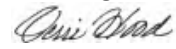
AN ORDINANCE Relating to an Amendment to the City of Keene Zoning Map - 0 Howard Street –
Medium Density to Conservation

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 property located at 0 Howard Street (Tax Map Parcel Number 536-034-000) from Medium Density (MD) to Conservation.

Jay V. Kahn, Mayor

In City Council July 2, 2026.
Referred to the Joint Planning Board/
Planning, Licenses and Development Committee.


City Clerk



City of Keene, NH

1 inch = 138 Feet



July 1, 2026

www.cai-tech.com

0 138 276 414



○ Addresses	— Public Road	— Property TIC	Buildings 2025
— Condo	— - Private Road ROW	■ TaxmapText_Arrowheads	Right of Ways
— Property Line	— PropNotPar	— TaxmapText_Leaders	MEDIUM DENSITY

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



CITY OF KEENE NEW HAMPSHIRE

ITEM #1.2.

Meeting Date: July 2, 2026
To: Mayor and Keene City Council
From: Steven Ringland
Through: Terri Hood, City Clerk
Subject: Relating to Zoning Map Amendment - 0 Howard Street - Medium Density to Conservation
Ordinance O-2026-13

Council Action:

In City Council July 2, 2026.

Referred to the Joint Planning Board/Planning, Licenses and Development Committee.

A true record;

Attest:

City Clerk

Recommendation:

Attachments:

1. Application to Amend Zoning Map_Ringland_redacted
2. Zoning Map Amendment Narrative_Ringland_redacted
3. Zoning Map Amendment Map Attachment2
4. O-2026-13-Relating to an Amendment Zoning Map - 0 Howard Street_referral

Executive Summary:

Background:

Steven Ringland has submitted the attached application to amend the official City of Keene Zoning Map to re-zone a .91 acre parcel located at 0 Howard Street (TMP 536-034-000) from Medium Density to Conservation. The property is owned by the City of Keene.

MEMORANDUM

To: Joint Committee of the Planning Board and PLD Committee
From: Mari Brunner, Senior Planner
Date: September 4, 2026
Subject: Staff Update on O-2026-09 Relating to Short-term Rental Uses

Overview

This is an addendum to the original staff report / memo on this ordinance, which is available for review in the [July 13, 2026, meeting packet materials](#).

Background

The Joint Committee of the Planning Board and Planning, Licenses and Development Committee opened the public workshop for this ordinance on July 13, 2026. At this workshop, several questions and concerns were raised by board members and members of the public. These include questions about taxation, treating “hosted” and “non-hosted” short-term rentals differently to protect neighborhood character and housing supply, taking another look at the zoning districts where this use is proposed to be allowed, and the potential for creating a registry of STRs.

Included below is a summary of staff’s response to each of these questions or concerns.

Taxation Questions

Questions were asked about whether Short-term Rental (STR) properties can be assessed and taxed differently than other residential properties. In addition, there were questions / concerns related to ensuring the Meals and Rooms Tax is being collected.

Staff Response:

According to the City Assessor, the City cannot assess or tax a STR property any differently than a non-STR property. The Meals and Rooms Tax is collected by the State, so the City does not have data related to which properties pay this tax in Keene. The Meals and Rooms tax statute (RSA 78-A) defines “short-term rental” as “the rental of one or more rooms in a residential unit for occupancy for tourist or transient use for less than 185 consecutive days.”

Municipal-level data regarding total collections of Meals and Rooms Tax is not available; however, distribution data is available through the NH State Treasury. [The most recent distribution report](#) shows that Keene received \$2,248,800.53 in tax revenue from the Meals and Rooms Tax in fiscal year 2026. This report does not provide the number of businesses / entities that the tax was collected from.

Impact of non-hosted STRs on Neighborhood Character

Several Committee members raised concerns about allowing non-hosted STRs in residential zoning districts due to their potential to impact neighborhood character and reduce the supply of long-term housing stock.

Staff Response:

The character of a neighborhood reflects the interaction of many different factors, including the physical and built environment, public spaces, and the social and cultural identity of the area. While neighborhood character will naturally change over time, protecting neighborhoods from rapid changes in character requires preserving a critical mass of long-term residents and local businesses. In areas where transient uses like STRs are prevalent or concentrated, such as major tourist destinations like New Orleans, studies have documented increased numbers of complaints regarding nuisances and anecdotal evidence of a loss of social fabric and reduced sense of belonging. These areas tend to see STRs taking up anywhere between 10%-40% of the housing stock. Density controls to address this issue include caps on the number of transient uses per block (similar to spacing requirements), maximum percentage of units within buildings, and aligning the scale of the use with the surrounding area.

In Keene, staff have not found evidence that STRs have become prevalent city-wide or overly concentrated in any one area outside the downtown. According to a market analysis generated by AirDNA, from July 2025 to July 2026 there were 80 active listings in the City (report attached). This represents less than 1% of Keene's housing supply. In addition, conversations with Fire Department, Police Department and Code Enforcement staff revealed that the city does not receive a noticeable number of complaints with respect to STRs.

While it is possible to implement density controls or treat non-hosted STRs differently, it is important to note that access to real-time data will be required for effective monitoring and compliance systems. Council should anticipate an annual cost of between about \$6,000 at the low end to about \$25,000 at the high end for a monitoring platform, in addition to increased allocation of staff time for the program. In addition, the Committee and Council should be aware that differentiating between hosted and non-hosted STRs will also require additional staff time and may pose a challenge for enforcement staff. For example, not all property owners can be easily contacted, and staff may have to spend a significant amount of time simply tracking an owner down to let them know of an alleged violation. Determining that a violation has occurred can be challenging to prove, and even with established fines, it can be difficult and costly to collect those fines. In the past, when the City went to court to collect fines for well-documented property violations, the judge rarely awarded the full fine to the City, and the City often ended up spending significantly more in staff time than the amount that was ultimately collected. This difference in cost is covered by the general fund.

Therefore, given the fact that staff have not seen any evidence that STRs are causing issues, staff recommend treating "hosted" and "non-hosted" STRs the same in terms of where and how they are allowed for now. The Planning Board and City Council can revisit this topic if the number of STRs starts increasing as a percentage of the housing supply or if they become overly concentrated in a specific neighborhood.

Zoning Districts Where STRs are Allowed:

There was some discussion about the process of selecting the zoning districts where short-term rentals would be allowed, and a specific question about whether this use would be appropriate in the downtown districts.

Staff Response:

The original list of zoning districts where staff propose to allow STRs includes all the residential zoning districts in addition to the districts where “Bed and Breakfast” (B&B) is currently an allowed use. Staff recommend evaluating the intent statement for each district when deciding where and how STRs are allowed (e.g., by right, with a Special Exception, etc.).

On the following pages is a table that lists the zoning districts under consideration, their intent statements, and whether / how they currently allow B&Bs. “SE” means allowed with a Special Exception, a dash means the use is not allowed, and P¹ means it is allowed with limitations per Section 8.3.2.G of the LDC (No more than 9 guest rooms and meals shall be served to registered guests only). In addition, staff have included a recommendation regarding where and how STRs could be allowed.

District	Intent Statement	B&B Allowed?	Recommendation for STRs
Rural	The Rural (R) District is intended to provide for areas of very low-density development, predominantly of a residential or agricultural nature. These areas are generally outside of the valley floor, beyond where city water, sewer and other city services can be readily supplied.	SE	P ¹ (hosted) P ¹ (non-hosted)
Residential Preservation	The Residential Preservation (RP) District is intended to return this area of the City to neighborhoods composed predominantly of moderately dense single-family residential development. This district serves as an additional downtown zoning district that promotes pedestrian-scale development, walkability, bikeability, and urban green space where possible. All uses in this district shall have city water and sewer service.	SE	P ¹ (hosted) P ¹ (non-hosted)
Low Density	The Low Density (LD) District is intended to provide for low-intensity single-family residential development. All uses in this district shall have city water and sewer service.	-	P ¹ (hosted) P ¹ (non-hosted)
Low Density 1	The Low Density 1 (LD-1) District is intended to provide for low intensity residential development, which is primarily detached single-family dwellings on lots of 1-acre or larger in areas on the outer edge of available city water and sewer service. All uses in this district shall have city sewer. City water is required if sufficient volume and pressure is available as determined by the Public Works Department.	-	P ¹ (hosted) P ¹ (non-hosted)
Medium Density	The Medium Density (MD) District is intended to provide for medium intensity residential development	-	P ¹ (hosted) P ¹ (non-hosted)

	and associated uses. All uses in this district shall have city water and sewer service.		
High Density	The High Density (HD) District is intended to provide for high intensity residential development and associated uses. All uses in this district shall have city water and sewer service.	SE	P ¹ (hosted) P ¹ (non-hosted)
High Density 1	The High Density 1 (HD-1) District is intended to provide for high intensity residential development. All uses in this district shall have city water and sewer service.	SE	P ¹ (hosted) P ¹ (non-hosted)
Downtown Core	The DT-C District is the heart of downtown Keene, accommodating the highest intensity of development. This district is intended to accommodate a rich mix of commercial, residential, civic, cultural, and open space uses in a highly walkable, vertically and horizontally mixed-use environment.	-	Not allowed (more appropriate for hotel-scale development)
Downtown Growth	The DT-G District accommodates the reuse of existing structures within downtown Keene as well as new construction of significant size. It is intended to provide the flexibility needed to create a mixed-use environment suitable for commercial, residential, civic, cultural, and open space uses in areas of downtown where growth is desired, with standards for new construction and infill that complement the walkable, urban form of Keene's downtown.	-	Not allowed (more appropriate for hotel-scale development)
Downtown Edge	The DT-E District provides for a heterogeneous mix of commercial and residential uses and varied development forms including areas of both walkable development as well as more auto-oriented development at the edges of downtown Keene. This district accommodates this rich mixture, while providing for a transition into lower intensity commercial or residential development outside of the delineated downtown area.	-	P ¹ (hosted) P ¹ (non-hosted)
Downtown Limited	The DT-L District is intended to accommodate the unique development pattern exhibited in downtown Keene to the north of Central Square. The district accommodates a mixture of commercial, residential, civic, and cultural uses in structures of a lower height, located close to the street.	-	P ¹ (hosted) P ¹ (non-hosted)
Downtown Transition	The DT-T District is intended to accommodate a variety of residential, open space, and other low intensity uses in a mixed-use environment of attached and detached structures. Development within the DT-T District is intended to complement and transition into existing residential neighborhoods adjacent to downtown Keene.	P ¹	P ¹ (hosted) P ¹ (non-hosted)
Downtown Institutional	The DT-I District accommodates the unique form of Keene State College as it interfaces with the mixed-use, walkable fabric of downtown Keene.	-	Do not allow
Neighborhood Business	The Neighborhood Business (NB) District is intended to serve as an additional downtown zoning district that promotes smaller-sized business, professional	SE	P ¹ (hosted) P ¹ (non-hosted)

	uses, and residential uses which support adjacent neighborhoods and workplaces, with an orientation toward pedestrian and bicycle access. Some uses are restricted in size to limit adverse impacts on nearby residences and to maintain a pedestrian scale of development. All uses in this district shall have city water and sewer service.		
Business Growth and Reuse	The Business Growth & Reuse (BGR) District is intended to serve as an additional downtown zoning district that provides opportunity for redevelopment and revitalization of a former industrial area in an environmentally sensitive manner that is of a scale and type compatible with adjacent residential neighborhoods. The development in this District should be oriented towards pedestrian and bicyclist access. All uses in this district shall have city water and sewer service.	P ¹	P ¹ (hosted) P ¹ (non-hosted)
Office	The Office (O) District is intended to provide for noncommercial offices and low intensity uses within walking distance to the downtown, while preserving the look and feel of a residential area. This district serves as a buffer between areas of intense commercial activity and residential areas. All uses in this district shall have city water or sewer service.	P ¹	P ¹ (hosted) P ¹ (non-hosted)
Agriculture	The Agriculture (A) District is intended to allow for farms and farmland, and to discourage activity that is not related to agriculture. Large-scale commercial recreation, even if agriculture related, is not suitable for this district.	SE	P ¹ (hosted) P ¹ (non-hosted)

STR Rental Registry:

Several board members and members of the public expressed a desire for the City to implement and maintain a registry of all STR properties in the City.

Staff Response:

The main concern that staff have with requiring a short-term registry is the challenge with enforcement and compliance. While many hosts are likely to comply on their own, there are likely to be a few “bad actors” who ignore the rules and hope to not get caught. In order to be fair and consistent, it is likely that using a third-party platform or provider would be necessary. Enforcement will also include potential litigation, which can be expensive due to the staff time and legal fees. Another concern raised by code enforcement staff is that a registry will increase opportunity for neighborly disputes by providing another avenue that may be misinterpreted by residents, that staff then must spend time investigating.

The benefits of a registry include obtaining better data regarding the exact number and location of STRs, which would allow the City to monitor the number of STRs and track the impact on housing supply over time. However, we can get similar data through platforms such as AirDNA to assess impact of STRs on housing supply over time.

Recommendation

Staff recommend that the Committee move forward with Ordinance O-2026-13 as proposed and revisit the ordinance in 1-2 years to assess the impact and adjust accordingly. This will be the first formal regulation of short-term rental uses in Keene, and staff believe it is in everyone's best interest to take an incremental approach to figuring out the correct balance between regulating the use and spending City resources effectively. With only 80 active rental properties in the past year, Keene is at the lower end of the STR spectrum, with STRs representing less than 1% of the housing stock (3.48 rentals per 1,000 residents). In tourist destinations, STRs can make up 10% to 40% of the entire local housing market. By starting out with simple, low-cost, and easy to enforce regulations, the City would essentially be maintaining the status quo while creating an avenue for future regulations if it becomes necessary.

Suggested Motion Language

OPTION 1

If the Committee decides to move forward with the ordinance as originally proposed, staff recommend that the Planning Board vote on the compatibility of the ordinance with the Master Plan, and the PLD Committee vote to refer the ordinance back to City Council for a public hearing.

OPTION 2

If the Committee would like more time to work on the language of the ordinance, staff recommend continuing the public hearing to the October 13, 2026 Joint Planning Board and PLD Committee meeting.

United States > New Hampshire > Keene

Keene, New Hampshire short-term rental market data

UPDATED AUGUST 5, 2026



By The AirDNA Data Team

Keene, New Hampshire has 80 active short-term rental listings that earn an average of \$18.4K per year, with 51% average occupancy and a \$211 average daily rate.

Explore Keene in the app



See revenue potential of any address

ACTIVE LISTINGS

80

↘ -14.9% YoY

See data →

ANNUAL REVENUE

\$18.4K

↘ -3.7% YoY

See data →

OCCUPANCY

51%

↘ -1.4% YoY

See data →

AVERAGE DAILY RATE

\$211

↗ +5.5% YoY

See data →

REVPAR

\$101

↗ +2.7% YoY

See data →

📘 AirDNA tracks daily performance across **10M+** Airbnb, Vrbo, and Booking.com listings in **120K+** global markets. [How we collect this data →](#)

KEENE SHORT-TERM RENTAL MARKET SUMMARY

The Keene, New Hampshire
Airbnb market at a glance.

Keene's short-term rental market has **80 active listings** as of July 2026. The average active listing earned **\$18.4K** in revenue over the trailing twelve months. Listings were booked **51%** of nights they were available at an average daily rate of **\$211**. RevPAR (daily rate weighted by occupancy) was **\$101**. From July 2025 to July 2026, revenue is down 3.7%, occupancy is down 1.4%, ADR is up 5.5%, RevPAR is up 2.7%, and active listings are down 14.9%.



AIRDNA MARKET SCORE

Rental demand →	88
Seasonality →	64
Revenue growth →	44
Investability	83

[How Market Score is calculated](#) ANALYST'S TAKE

Keene's AirDNA Market Score: 73 out of 100.

Keene, New Hampshire scores **73 out of 100** on AirDNA's Market Score, a 40-to-100 scale benchmarked against other short-term rental markets in the same country with at least 15 active listings.

The score combines 5 subscores, each computed from observed market data:

Rental demand (88): annual occupancy combined with year-over-year listing growth.

Seasonality (64): the percentage gap between the lowest and highest monthly average revenue over the past year (a smaller swing scores higher).

Revenue growth (44): the year-over-year change in RevPAR, counting only properties booked in both periods.

Investability (83): local home prices relative to what short-term rentals in the area earn.

Regulation (73): signals of short-term-rental rules inferred from host and property behavior.

The Market Score is a starting point, not an investment decision.

Market-level averages hide wide variation. Here's how to go deeper in the app:

1 **Narrow to a neighborhood**

Neighborhood metrics give a far more accurate picture of the exact area you're considering.

2 **Apply filters**

Filter by bedrooms, price tier, amenities, and reviews to reach properties that actually match yours.

3 **Estimate one address**

Project what one specific property can earn with a custom comp set built from its exact specs.

[Explore Keene in the app](#)[See revenue potential of any address](#)

KEY DEFINITIONS

How AirDNA defines these metrics

Active listings

Active listings are the short-term rentals on Airbnb, Vrbo, and Booking.com that were available or booked in the trailing 12 months. AirDNA de-duplicates the same home across channels, and the count refreshes monthly.

[How AirDNA counts active listings →](#)

Occupancy

Occupancy is the share of available nights that get booked, averaged across active listings over the trailing 12 months. It measures real demand, not how many nights a host chooses to list.

[How AirDNA calculates occupancy →](#)

RevPAR

RevPAR (revenue per available rental) is occupancy multiplied by ADR. It captures both how often a listing books and what it charges, making it the truest measure of earning power per available night.

[What is RevPAR? →](#)

Annual revenue

Annual revenue is the trailing-twelve-month earnings of a typical active listing before host expenses, including booked nightly rates plus cleaning and other guest fees.

[How AirDNA calculates revenue →](#)

Average daily rate (ADR)

ADR is the average nightly price guests actually paid across booked nights in the trailing 12 months. Nights that didn't book are excluded.

[How AirDNA calculates ADR →](#)

Market Score

AirDNA's Market Score grades each market from 40 to 100 on short-term rental potential, weighing rental demand, revenue growth, seasonality, regulation, and investability. Markets are benchmarked against others in the same country.

[How Market Score is calculated →](#)

Are you a host?

You're already looking at the data — put it to work on your own listings.

Connect listings free →



RENTALIZER · AI REPORT

See what a specific Keene address could earn

Drop in any Keene address and Rentalizer returns an AI-generated revenue report, projected income, regulation, and the comp set behind the estimate.

See revenue potential of any address

No card required



Comp Set

The nearby listings your property will compete with.



12-Month Revenue Projection

A forward-looking monthly forecast showing seasonality and peak months.



Guest Insights

Key themes pulled from recent reviews of comparable properties.



Listing Positioning

Recommendations to sharpen your listing and maximize bookings.



Market & Regulations

Demand drivers, booking patterns, top events, competition, and local regulations.

EXPLORE MORE KEENE DATA

Keep digging into Keene



Revenue

Annual earnings, revenue by property type, and daily rates by segment.

See in app →



Seasonality

Occupancy, RevPAR, peak and trough months, seasonality score.

See in app →



Supply

Active supply, channel split, minimum stays, and cancellation policies.

[See in app →](#)



Property Managers

The largest property managers operating in Keene.

[See in app →](#)

EXPLORE MORE MARKETS

Other short-term rental markets in New Hampshire

Lincoln



Hampton



North Conway



Laconia



Glen



LISTING MIX

Four ways to slice Keene's 80 listings

See how the market splits by rental type, bedroom count, channel, and annual availability, updated daily.

[See all listing breakdowns](#)



By rental type



By rental size

By channel

ACT

SEASONALITY

When demand peaks in Keene

Annual occupancy
51%

Seasonality score
64 / 100

See peak & trough months

FREQUENTLY ASKED

Quick answers about Keene's market

Why trust AirDNA data?

How much do Airbnbs make in Keene?

Is short-term rental revenue growing in Keene?

What is the average occupancy rate for Keene Airbnbs?

How is occupancy trending in Keene?	▼
What is the average daily rate for a Keene Airbnb?	▼
How are daily rates trending in Keene?	▼
Is Keene a good market for short-term rentals?	▼
How many Airbnbs are in Keene?	▼
How current is Keene's short-term rental data?	▼

GET MORE IN THE APP

There's a lot more
inside the AirDNA app.

Custom comp sets

Neighborhood data

Deep filters

Heat maps

For Sale by yield

Export the data

Explore Keene in the app →

See revenue potential of any address

Data trusted by

The New York Times

Bloomberg

FASTCOMPANY

Nerdwallet

THE WALL STREET JOURNAL



CITY OF KEENE

In the Year of Our Lord Two Thousand and _____ Twenty Six

AN ORDINANCE _____
Relating to Short-term Rental Uses

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

That Chapter 100 of the City Code of the City of Keene, New Hampshire, as amended, is hereby further amended by adding the bolded underlined text, and deleting the stricken text as follows:

1. Add a new section “AI” to Article 8, Section 8.3.2, “Commercial Uses” to define “Short-term Rental,” as follows. The intent of this proposed change is to support wealth-building opportunities for Keene residents, ensure the health and safety of Short-term Rental guests, preserve the residential character of Keene’s neighborhoods, and protect quality of life for abutting residences.

AI. Short-term Rental (STR)

1. Defined.

Short-term Rental (STR) - A dwelling or any portion thereof that the owner or the lessee of the dwelling offers for occupancy, for a fee, for fewer than 30 consecutive days. Short-term Rentals can be hosted, where the dwelling is the primary residence of the owner or lessee, or non-hosted, where the dwelling is not the primary residence of the owner or lessee.

2. Use Standards

- a. **If located in a residential zoning district, the residential appearance of the dwelling or the lot on which the STR is located shall be maintained.**
- b. **Non-Hosted STRs shall have posted contact information in accordance with Chapter 18, Section 18-16 A of the City Code of Ordinances. The exceptions listed in Section 18-16 B shall not apply to this use.**

2. Allow “Short-term Rental” as a permitted use in the zoning districts listed below by amending Sections 3.1.5, 3.2.5, 3.3.5, 3.4.5, 3.5.5, 3.6.5, 3.7.5, 5.1.5, 5.3.5, 5.4.5, 5.5.5, 7.2.5, and Tables 4-1 and 8-1, to display “Short-term Rental” as a permitted use under the category of commercial uses.
 - a. Rural
 - b. Residential Preservation

- c. Low Density
- d. Low Density 1
- e. Medium Density
- f. High Density
- g. High Density 1
- h. Downtown Transition
- i. Commerce
- j. Neighborhood Business
- k. Business Growth and Reuse
- l. Office
- m. Agriculture

Jay V. Kahn, Mayor

76 School Street
Keene NH 03431
July 16, 2026

City Council and Planning, Licenses, and Development Committee
3 Washington Street
Keene NH 03431

Dear City Council and PLD Committee,

The Keene Sentinel's Mason Rouser and the Sentinel staff published a good article in the July 15, 2026 Sentinel newspaper regarding short-term rentals in Keene and the recent discussion the Council had about regulating this type of rental.

My husband and I became "neighbors" of a non-hosted rental Airbnb on School Street in Keene in 2020. The situation lasted for three years and was not pleasant.

A homeowner from Harrisville bought the house in 2020, and implied to us that either a son or a daughter of his might occupy the house. The reality was that the house was used as an unhosted location for a sports team; a reception venue for several social events; young families with kids and pets; and a longer term rental for traveling nurses, among other things.

For those years we never knew who would be in the house next door. We could not establish friendships or "neighborships" due to the temporary nature of the rentals. The owner took advantage of this safe and beautiful neighborhood to establish a business.

We have lived in our house for thirty-nine years and have put many dollars into its upkeep and property taxes.

It's unfair to families who think they're buying into a residential neighborhood to have to accept that a landlord of non-hosted rentals has precedence over permanent home dwellers.

Finally, there is another house on the street that someone purchased and has been renting out for the last two years to longer term renters. The renters come and go, the lawn is full of weeds, and we have no idea who the renters are- not good for developing relationships in the neighborhood.

Thank you for considering our concerns as you develop a plan to regulate the use of hosted and non-hosted short term rentals in Keene.

Sincerely,

Margaret and John McMahon

Margaret & John J. McMahon

603-357-2061

76 School Street