PLANNING, LICENSES AND DEVELOPMENT COMMITTEE
Council Chambers, Keene City Hall
November 12, 2026
5:30 PM

A. AGENDA ITEMS

1. Direct Referral to Committee: Keene Sno-Riders - Requesting Permission to Run Snowmobiles in the Right-of-Way along Krif Road from Ashuelot Rail Trail to Winchester Street
2. Relating to Short-term Rental Uses
   Ordinance O-2026-09-A
3. Relating to the Definition of Short-term Rental
   Ordinance O-2026-10
4. Revised Draft Ordinance Amendment Regulating Dogs at Downtown Events - City Attorney

B. MORE TIME ITEMS

NON PUBLIC SESSION

ADJOURNMENT

CITY OF KEENE
NEW HAMPSHIRE

Meeting Date: November 12, 2026

To: Planning, Licenses and Development Committee

From: Jeremy Evans President of Keene Sno-Riders

Through: Terri Hood, City Clerk

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

Recommendation:

Attachments:
1. Keene Sno-Riders City of Keene Crossing Request '26-'27_redacted

Background:
Mr. Evans has submitted the annual request for use of City property to operate snowmobiles on certain City trails and rights-of-way for the 2026-2027 winter season.

Keene Sno-Riders, Inc
PO Box 347
Keene, NH 03431
Keenesnorider@ne.rr.com

October 23, 2026

To the Mayor and City Council

The Keene Sno-Riders, snowmobile club, is seeking renewal of permission for snowmobiles to utilize city rights-of-way along Krif Road from the Ashuelot Rail Trail to Winchester Street, crossing Winchester Street, to the property of Kiritsy LLC at 471 Winchester Street. The requested approval would run from December 15th, 2026, through March 30th, 2027, snow conditions permitting.

We currently have permission to use the following properties:

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

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

Access to a portion of the Old Gilsum Road of approximately one mile to the Gilsum town line.
Parcel # 204-001-000-000-000
Crossing of Winchester Street at Krif Road
Crossing of Production Ave approximately 200 ft south of Route 9

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

Thank you for your consideration.

Jeremy Evans

Jeremy Evans, President, Keene Sno-Riders, Inc.
[redacted]

ORDINANCE O-2026-09-A

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 Core
i. Downtown Growth
j. Downtown Transition
k. Commerce
l. Neighborhood Business
m. Business Growth and Reuse
n. Office
o. Agriculture

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Jay V. Kahn, Mayor

ORDINANCE O-2026-10

CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty Six

AN ORDINANCE Relating to the Definition of Short-term Rental

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. That a definition of "Short-term Rental" be added to Article 29, as follows:

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.

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Jay V. Kahn, Mayor

In City Council May 21, 2026.
Referred to the Planning, Licenses and Development Committee.

Deputy City Clerk

CITY OF KEENE
NEW HAMPSHIRE

Meeting Date: November 12, 2026

To: Planning, Licenses and Development Committee

From: Amanda Palmeira, City Attorney

Through:

Subject: **Revised Draft Ordinance Amendment Regulating Dogs at Downtown Events - City Attorney**

Recommendation:

Move that the Planning, Licenses and Development Committee recommend that the City Attorney be directed to submit an ordinance prohibiting dogs at downtown events to the City Council for first reading.

Attachments:

1. Revised 11-08-26 DRAFT - Sec._10_31.___Dogs__restricted_areas__and_running_at_large

Background:

On July 2, 2026, Councilor Randy Filiault submitted a letter requesting the City Council consider prohibiting dogs at downtown events. On September 9, 2026, the Planning, Licenses and Development Committee recommended that the City Council direct the City Attorney to return to PLD with a draft ordinance for consideration. The City Attorney presented a draft ordinance to PLD on October 7, 2026 and collected feedback. This revised ordinance is submitted for the committee's consideration and feedback.

ORDINANCE O-2026-XX

CITY OF KEENE

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

AN ORDINANCE Relating to Dogs Prohibited at Street Fairs or Community Events

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

That the City Code of the City of Keene, New Hampshire, as amended, is hereby amended by adding as Section 10-40 in Article II, "DOGS," of Chapter 10, entitled "ANIMALS" the language as follows:

Sec. 10-31. Dogs, restricted areas, and running at large.

(e) ~~*Pumpkin Festival*~~***Downtown events***. Except for service dogs as defined in RSA 167-D:1, no dog shall be on any publicly owned property or city street ~~in any of the following areas~~ **within the licensed event area of** ~~during the period of time established by the Keene City Council for the observance of the Pumpkin Festival held on either the third or fourth Saturday in October~~ **Street Fairs or Community Events licensed according to City Code, Chapter 46, Section XVIII that the City Council identifies as an unsafe event for dogs. For such an event, the City Council shall state this prohibition as a condition of the Street Fair or Community Event license.**: ~~Central Square, Main Street from Central Square to Water Street, West Street from Main Street to St. James Street, Washington Street from Central Square to the entrance of the City Hall parking facility, Roxbury Street a distance of 375 feet from Main Street, Church Street from Main Street to Wells Street, Railroad Street to Wells Street, Dunbar Street a distance of 190 feet from Main Street, Emerald Street from Main Street to Wilson Street, Eagle Court, Cypress Street, Lamson Street, Commercial Street, Commercial Street Parking Lot, St. James Street, Federal Street, Wells Street, Gilbo Avenue east parking lot, City Hall parking facility and Wilson Street from Emerald Street to Keene Skate Park.~~ **The enforcement of this prohibition during the event shall be within the city's authority, supervision, and control over the public health, safety, and welfare as retained in Section 46-1007. This prohibition shall not apply to individuals passing through or residing within the licensed event area with dogs. Any person violating this prohibition shall first be given a verbal warning, and failure to immediately comply with a verbal warning shall result in a $25.00 fine.**

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Jay V. Kahn, Mayor

DRAFT