



City of Keene, N.H.
Transmittal Form

October 25, 2017

TO: Mayor and Keene City Council
FROM: Planning, Licenses and Development Committee
ITEM: D.5.

SUBJECT: Establishment of Marlboro Street Corridor Economic Revitalization Zone – Planning Department

COUNCIL ACTION:

In City Council November 2, 2017.

Voted unanimously to carry out the intent of the report.

RECOMMENDATION:

On a vote of 5-0, the Planning, Licenses and Development Committee recommends that the Marlboro Street Corridor Economic Revitalization Zone be established in the area of the Business Growth and Reuse Zoning District and the Neighborhood Business Zoning District, and Central Business District as displayed on the map entitled, “Proposed Marlboro Street Corridor Economic Revitalization Zone” dated October 27, 2017, and that the City prepare an application to the State of NH Division of Economic Development to formally establish this ERZ.

ATTACHMENTS:

Description

Proposed Marlboro Street ERZ Zone

ERZ Application Vacant Properties

ERZ Parcels

BACKGROUND:

Tara Kessler, Planner distributed copies of the “Proposed Marlboro Street Corridor Economic Revitalization Zone” dated October 27, 2017 as requested at the July 27, 2017 meeting. Staff did work with Bridgett Beckwith from the Department of Business and Economic Affairs to develop the criteria. There are currently two Economic Revitalization Zones (ERZ) in the Black Brook Corporate Park. This proposal addresses the third ERZ for Keene. Ms. Kessler introduced Bridgett Beckwith who oversees the program.

Ms. Beckwith distributed copies of her informational brochure to Committee members and provided an overview of the program. There is \$825,000 in the annual State budget, which is prorated.

She noted the program is working with approximately 30 applicants per year. Ms. Beckwith reported she was turned down when she went to legislation for more funds. The program is beneficial to the towns and it requires no upkeep. Ms. Beckwith recommends towns promote the program which is used to recruit and retain businesses. Addressing the application process, Ms. Beckwith commented it is very easy as applicants are referred to her. She did advise the applicant obtains a Letter of Approval from the City/town. There are

currently 67 towns with 208 zones in the state.

Chair asked for Committee questions.

Councilor Sapeta asked if there was an expiration date. Ms. Beckwith advised the ERZ designation for each zone expires every five years and is then renewed.

Councilor Hansel noted he is excited about this for a couple of reasons; one being engaging the state in a positive way. Councilor Hansel asked about the marketing. Ms. Beckwith agreed getting the word out to businesses in surrounding towns was a good idea and suggested the City look for cost effective ways to get the word out. She also noted the calendar year requirement in the RSA for businesses to keep in mind. Noting Ms. Beckwith's attempts at legislation, Councilor Hansel suggested this be added to the City's legislative agenda to watch and support.

The City Manager asked Ms. Beckwith to explain the application and qualification process for businesses interested in applying. Ms. Beckwith said the process is very simple; the business needs to provide their business name, an overview of the project, a copy of the Letter of Approval from the City/town, a project timeline (phases), and employees hired. The City Manager agreed the biggest challenge is getting the word out and asked for suggestions. The City Manager also asked Ms. Beckwith to advise her the next time she goes to the legislature.

Councilor Jones provided an example noting Londonderry is using this tool to try and attract Amazon. He referred to the prepared motion and asked Ms. Kessler if an ordinance was needed. Ms. Kessler replied in the negative noting her understanding from Ms. Beckwith is that it just has to be zoned properly (Commercial or Industrial), be contiguous, and approved by City Council.

Referring to the map, Councilor Sapeta asked about adding the property directly north of property #29. Ms. Kessler noted this property is zoned medium-density so it would not currently qualify to be included in the ERZ; a zoning change for the property would be required.

Ms. Kessler provided an overview of the proposed ERZ. She noted the addition of 92 Water Street along with 88 and 96 Dunbar Street both of which are zoned CBD. Ms. Kessler noted conversations with Jack Dugan to obtain his input. Ms. Kessler noted the map would need to be amended to reflect these additions. The City Manager thanked Ms. Kessler for following-up with Jack Dugan to identify properties. Ms. Kessler noted the opportunity to adopt other zones in the future that are not attached to this zone.

Councilor Jones mentioned attempts to get Swanzey to extend their ERZ into our Airport property and asked if there was any incentive they could be offered. Ms. Beckwith indicated she would be happy to approach them.

Councilor Sapeta clarified there would be no problem applying 79-E to this same area. Ms. Beckwith confirmed noting one has nothing to do with the other for her office.

Based on the discussion, the City Attorney clarified the map referenced in the prepared motion will be re-drawn. Ms. Kessler replied in the affirmative. The City Attorney recommended amending the motion to reflect a change in the date of the map (26th or 27th). Ms. Kessler confirmed the updated map would be presented at City Council. Ms. Beckwith confirmed this would not present any problems. Rhett Lamb, Planning Director clarified the three parcels discussed earlier would be added to the map.

Councilor Sutherland mentioned the vacant properties across the Heritage Trail, adjacent to those three properties. Mr. Lamb said these are former Finding's properties; he saw no reason they could not be added and noted there have been no discussions with the property owners. Chair Richards clarified these properties are vacant lots zoned CBD. By consensus, the Committee agreed to add "Central Business Zone" to the

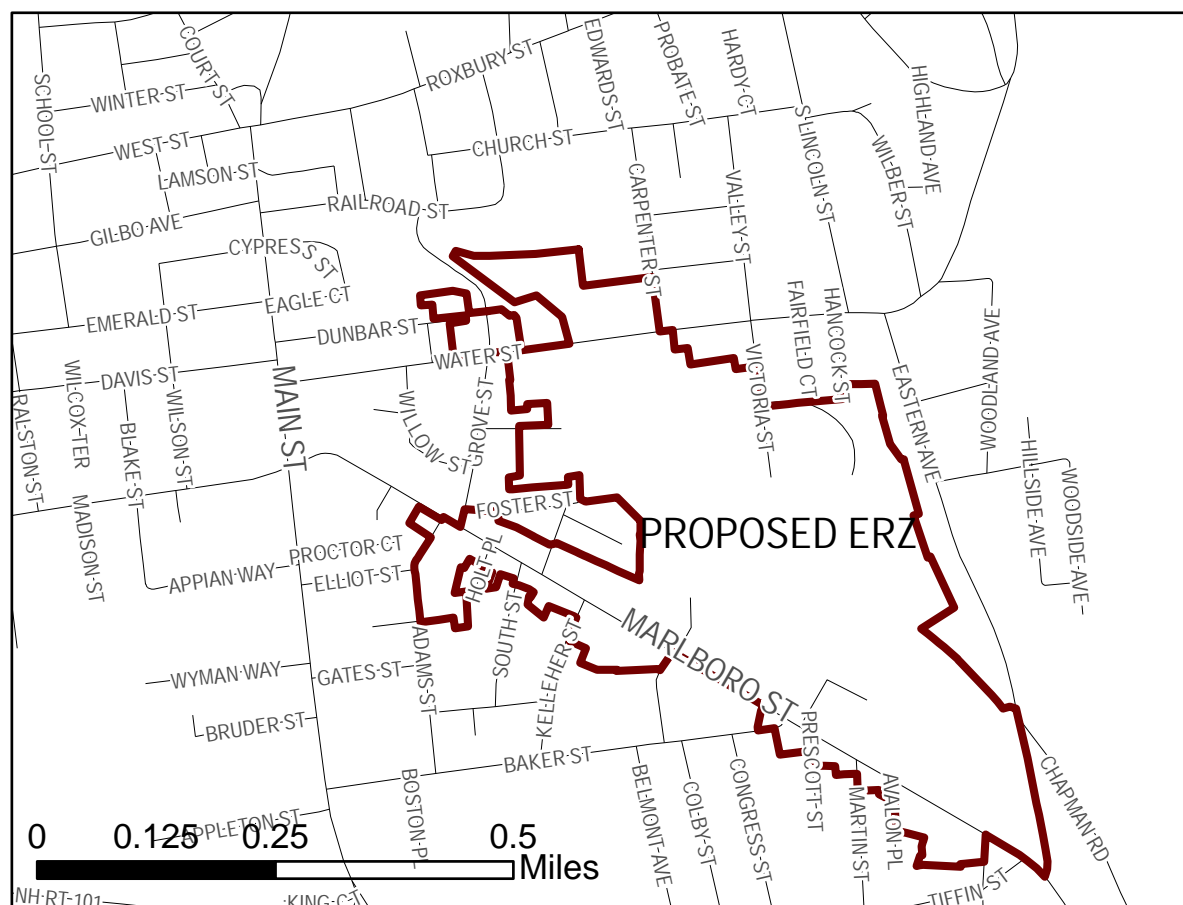
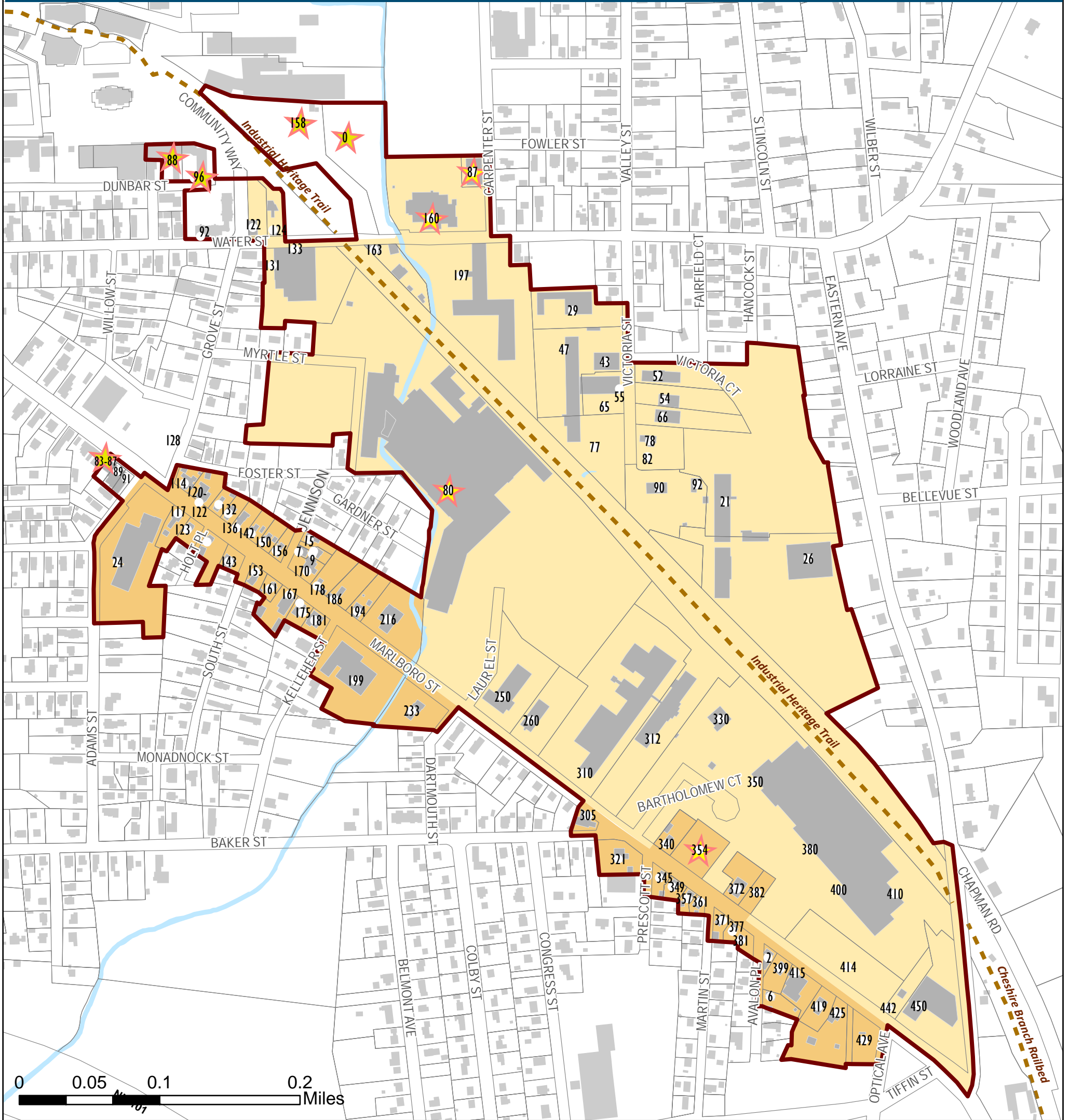
prepared motion as recommended by Councilor Hansel. In total five pieces are being added to the map.

There being no further comments from the Committee Chair Richards asked for a motion.








Councilor Jones made the following motion which was seconded by Councilor Hansel.

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PROPOSED MARLBORO ST CORRIDOR ECONOMIC REVITALIZATION ZONE



LEGEND

-  Proposed Marlboro St Economic Revitalization Zone (ERZ)
-  Vacant Buildings/Land in Proposed ERZ
-  Business Growth & Reuse Zoning District
-  Neighborhood Business Zoning District
-  Street Address Number
-  Building Footprint
-  Parcel Boundary



Prepared on October 27, 2017

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PROPOSED MARLBORO STREET CORRIDOR ECONOMIC REVITALIZATION ZONE (ERZ)

DOCUMENTATION OF VACANT PROPERTIES IN PROPOSED ERZ:

80 Laurel Street – Former Kingsbury Manufacturing Facility



TMP: 030-02-020
Year Built: 1955
Living Area: 303,888 sf
Lot Size: 21.58 acres
Zone: Business Growth & Reuse
Owner: Kingsbury Acquisition LLC
2016 Assessment: \$1,892,500

This brownfields property was once home to Keene's largest employer, a tool manufacturer, and has been vacant since 2013.

354 Marlboro Street – Former Millwork Masters Building



TMP: 031-01-012
Year Built: 2004
Living Area: 11,000 sf
Lot Size: 0.65 acres
Zone: Neighborhood Business
Owner: Butler Mason LLC
2016 Assessment: \$839,800

Vacant since approximately 2010. This was once a window retail display showroom before the business relocated to an adjacent community.

160-200 Water Street – Former Findings Corporation



TMP: 024-01-001
Year Built: 1950
Living Area: 20,454 sf
Lot Size: 2.19 acres
Zone: Business Growth & Reuse
Owner: Findings Realty Inc.
2016 Assessment: \$677,400

Vacant since late 2012, this building was a former jewelry manufacturer before the owner sold the business.

87 Carpenter Street – Vacant Warehouse Building



TMP: 024-01-002
Year Built: 1965
Living Area: 6,000 sf
Lot Size: 0.23 acres
Zone: Business Growth & Reuse
Owner: Kiritsy LLC
2016 Assessment: \$185,800

It is unknown how long this property has been vacant for, but it is for currently for sale.

PROPOSED MARLBORO STREET CORRIDOR ECONOMIC REVITALIZATION ZONE (ERZ)

96 Dunbar Street



TMP: 023-02-02
Year Built: 1875
Living Area: 12,655 sf
Lot Size: 0.31 acres
Zone: Central Business
Owner: Dunbar Opportunity LLC
2016 Assessment: \$343,500

This vacant industrial building has been used for storage and warehouse space.

88 Dunbar Street



TMP: 023-02-012
Year Built: 1900
Living Area: 16,462 sf
Lot Size: 0.29 acres
Zone: Central Business
Owner: Kiritsy LLC
2016 Assessment: \$344,100

This vacant industrial building includes office space and a warehouse loading dock.

158 & 0 Water Street – Vacant Land



TMP: 023-04-026 & 023-04-026-01
Year Built: NA
Lot Size: 2.26 acres & 1.81 acres
Zone: Central Business
Owner: Findings Realty Inc.
2016 Assessment: \$296,900 & \$83,000

These adjacent parcels are vacant land abutting Beaver Brook with frontage on Water St and Community Way.

83-87 Marlboro Street – Vacant Storefront



TMP: 028-02-003
Year Built: 1910
Living Area: 5,338 sf
Lot Size: 0.16 acres
Zone: Commerce
Owner: Nauroz Wein
2016 Assessment: \$293,500

This vacant storefront is approximately 3,226 sf. There are 2 apartments on the second floor. This space is adjacent to Romi's Market and Penuche's Ale House..

LIST OF PARCELS IN PROPOSED MARLBORO ST CORRIDOR ECONOMIC REVITALIZATION ZONE

STREET ADDRESS	TMP #	LAND USE CODE	SIZE	OWNER NAME	OWNER MAILING ADDRESS
24 ADAMS ST.	029030200000	PUBLIC SCHOOL	2.47	UNION SCHOOL DISTRICT SAU 29	193 MAPLE AVE., KEENE, NH 03431
6 AVALON PL.	037070060000	1 FAMILY HOME	0.21	RANDALL DANIELS	6 AVALON PL., KEENE, NH 03431
2 AVALON PL.	037070050000	1 FAMILY HOME	0.10	ROBYN LOOCK	2 AVALON PL., KEENE, NH 03431
321 BAKER ST.	037050050000	COMMERCIAL	0.44	J. C. BOUDREAU	321 BAKER ST., KEENE, NH 03431
87 CARPENTER ST.	024010020000	INDUSTRIAL	0.23	KIRITSY LLC	PO BOX 24041, HILTON HEAD ISLAND, SC 29925
88 DUNBAR ST.	023020120000	INDUSTRIAL	0.29	KIRITSY LLC	PO BOX 24041, HILTON HEAD ISLAND, SC 29925
96 DUNBAR ST.	023020200000	INDUSTRIAL	0.31	DUNBAR OPPORTUNITY LLC	55 MAIN ST, KEENE, NH 03431
7 JENNISON ST.	030020390000	1 FAMILY HOME	0.04	MICHAEL MARTELL	7 JENNISON ST., KEENE, NH 03431
9 JENNISON ST.	030020320000	7 FAMILY HOME	0.09	DAVID BEAN	1129 JOHNSTON DR., WATCHUNG, NJ 07060
15 JENNISON ST.	030020130000	9 FAMILY HOME	0.12	KEENE STUDENT RENTALS	29 RALSTON ST., KEENE, NH 03431-3644
80 LAUREL ST.	030020200000	INDUSTRIAL	21.58	KINGSBURY ACQUISITION LLC	300 GAY ST., MANCHESTER, NH 03103
83-87 MARLBORO ST	028020030000	RES/COMMERCIAL	0.16	NAUROX A. WEIN	58 WASHINGTON ST, CLAREMONT, NH 03743
89 MARLBORO ST	028020020000	RES/COMMERCIAL	0.06	TERRY BISHOP	142 EASTERN AVE, KEENE, NH 03431
91 MARLBORO ST	028020010000	RES/COMMERCIAL	0.08	ELLIOT & ISAAC PROPERTIES LLC	708 ROXBURY RD, KEENE, NH 03431
114 MARLBORO ST.	029050080000	4 FAMILY HOME	0.15	ROBERT DUVERGER	114 MARLBORO ST., KEENE, NH 03431
117 MARLBORO ST.	029030190000	14 FAMILY HOME	0.25	JANET O'BRIEN REV. TRUST	117 MARLBORO ST., KEENE, NH 03431
120-122 MARLBORO ST	029050090000	APTS - COMMERCIAL	0.27	THOMAS CHABOTT	295 SEAVER RD., HARRISVILLE, NH 03450
123 MARLBORO ST.	029030180000	1 FAMILY HOME	0.16	KEENE STUDENT RENTALS	29 RALSTON ST., KEENE, NH 03431
128 MARLBORO ST.	029050100000	1 FAMILY HOME	0.13	SEMELA XANTHOPOULOS TRUST	297 MARLBORO ST., KEENE, NH 03431
131 MARLBORO ST.	029030130000	1 FAMILY HOME	0.43	KEENE STUDENT RENTALS	29 RALSTON ST., KEENE, NH 03431
132 MARLBORO ST.	029050110000	1 FAMILY HOME	0.13	DARCIE CASPERSEN	132 MARLBORO ST., KEENE, NH 03431
136 MARLBORO ST.	029050120000	19 FAMILY HOME	0.16	KEVIN WILCOX	136 MARLBORO ST. 2, KEENE, NH 03431
142 MARLBORO ST.	029050130000	1 FAMILY HOME	0.16	PHILIP PREGENT TRUST	142 MARLBORO ST., KEENE, NH 03431
143 MARLBORO ST.	029030120000	COMMERCIAL	0.12	CHESHIRE COUNTY FEDERAL	KEENE, NH 03431
150 MARLBORO ST.	029050140000	1 FAMILY HOME	0.17	KEENE STUDENT RENTALS	23 RALSTON ST., KEENE, NH 03431
153 MARLBORO ST.	029040110000	4 FAMILY HOME	0.12	COSTAS GEORGAKOPOULOS	4 ANGELO LN., LONDONDERRY, NH 03053
156 MARLBORO ST.	029050010000	1 FAMILY HOME	0.14	GARY LAKE	156 MARLBORO ST., KEENE, NH 03431
161 MARLBORO ST.	029040100000	1 FAMILY HOME	0.12	JENNIFER FERRELL	161 MARLBORO ST., KEENE, NH 03431
167 MARLBORO ST.	029040090000	APTS - COMMERCIAL	0.35	DALE HOCKENBERRY	PO BOX 68, WATERVILLE, PA 17776
170 MARLBORO ST.	030020170000	COMMERCIAL	0.22	SWAMISEVA REAL ESTATES INC.	7 CHERRYWOOD DR., NASHUA, NH 03062
173-175 MARLBORO ST	029040080000	APTS - COMMERCIAL	0.16	JALARAM PROPERTIES INC.	PO BOX 443, MARLBOROUGH, NH 03455
178 MARLBORO ST.	030020340000	16 FAMILY HOME	0.37	STEVEN PERKINS	72 CARPENTER ST., KEENE, NH 03431
181 MARLBORO ST.	029040070000	COMMERCIAL	0.15	ODD FELLOWS ASSOCIATION	PO BOX 4, ASHUELOT, NH 03441-0004
182-186 MARLBORO ST	030020190000	1 FAMILY HOME	0.37	EDMUND WOJENSKI	36 MCKINLEY ST., KEENE, NH 03431
194 MARLBORO ST.	030020260000	1 FAMILY HOME	0.28	MORFIA ZAHOS	194 MARLBORO ST., KEENE, NH 03431
199 MARLBORO ST.	033010080000	COMMERCIAL	1.66	AREC 8 LLC C/O U-HAUL	PO BOX 29046, PHOENIX, AZ 85038
216 MARLBORO ST.	030020210000	COMMERCIAL	0.98	216 MARLBORO STREET LLC	216 MARLBORO ST., KEENE, NH 03431
233 MARLBORO ST.	033010040000	COMMERCIAL	0.63	233 MARLBORO ST. LLC	111 RIDGEWOOD AVE., KEENE, NH 03431

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STREET ADDRESS	TMP #	LAND USE CODE	SIZE	OWNER NAME	OWNER MAILING ADDRESS
250 MARLBORO ST.	030020180000	COMMERCIAL	1.43	ROUNTREE REAL ESTATE LLC	PO BOX 134, WEST CHESTERFIELD, NH 03466
260 MARLBORO ST.	030020180100	COMMERCIAL	0.97	FEB REALTY LLC	PO BOX 687, BARRE, VT 05641-0687
305 MARLBORO ST.	033020070000	RES/COMMERCIAL	0.13	KEATING MARLBORO ST LLC	PO BOX 341, MARLBOROUGH, NH 03455
310 MARLBORO ST.	030020200100	INDUSTRIAL	4.25	RK PARISI ENTERPRISES INC.	310 MARLBORO ST., KEENE, NH 03431
312 MARLBORO ST.	030020380000	CHARITABLE	2.68	HCS	PO BOX 564, KEENE, NH 03431
340 MARLBORO ST.	031010060000	1 FAMILY HOME	0.29	KEVIN ROENTSCH	253 WEST SURRY RD., KEENE, NH 03431
345 MARLBORO ST.	037060010000	1 FAMILY HOME	0.18	CHRISTOPHER LAVIGNE	345 MARLBORO ST., KEENE, NH 03431
349 MARLBORO ST.	037060020000	1 FAMILY HOME	0.13	ELEANOR DEYO	349 MARLBORO ST., KEENE, NH 03431
350 MARLBORO ST.	031010120000	MUNICIPAL BUILDING	13.43	CITY OF KEENE	3 WASHINGTON ST., KEENE, NH 03431
354 MARLBORO ST.	031010120100	COMMERCIAL	0.65	BUTLER MASON LLC	PO BOX 385, GILSUM, NH 03448
357 MARLBORO ST.	037060430000	1 FAMILY HOME	0.11	B & W PROPERTIES LLC	PO BOX 25, KEENE, NH 03431
361 MARLBORO ST.	037060420000	5 FAMILY HOME	0.06	COSTAS GEORGAKOPOULOS	4 ANGELO LN., LONDONDERRY, NH 03053
371 MARLBORO ST.	037010020000	3 FAMILY HOME	0.15	CATHY BERNIUS	267 COURT ST., KEENE, NH 03431
372 MARLBORO ST.	031010090000	COMMERCIAL	0.37	KNIGHTS OF COLUMBUS HOME	372 MARLBORO ST., KEENE, NH 03431
377-381 MARLBORO ST	037010110000	1 FAMILY HOME	0.18	KEENE STUDENT RENTALS	23 RALSTON ST., KEENE, NH 03431
382 MARLBORO ST.	031010100000	MUNICIPAL LAND	0.21	CITY OF KEENE	3 WASHINGTON ST., KEENE, NH 03431
399 MARLBORO ST.	037070040000	1 FAMILY HOME	0.20	ALLEN LAKE	399 MARLBORO ST., KEENE, NH 03431
414 MARLBORO ST.	031010120200	COMMERCIAL	1.39	GALLUP & HALL C/O PC	730 MILFORD RD., MERRIMACK, NH 03054-4631
415 MARLBORO ST.	037070030000	COMMERCIAL	0.37	KEENE MARLBORO GROUP LLC	415 MARLBORO ST., KEENE, NH 03431
419 MARLBORO ST.	037070020000	1 FAMILY HOME	0.26	CHARLES CRISS REV. TRUST	497 MARLBORO ST., KEENE, NH 03431
425 MARLBORO ST.	037070010000	1 FAMILY HOME	0.77	KEENE MARLBORO GROUP LLC	415 MARLBORO ST., KEENE, NH 03431
429 MARLBORO ST.	031030010000	UTILITY	0.38	PSNH DBA EVERSOURCE	PO BOX 270, HARTFORD, CT 06141
442 MARLBORO ST.	031010170000	COMMERCIAL	0.41	GALLUP & HALL C/O PC	730 MILFORD RD., MERRIMACK, NH 03054
450 MARLBORO ST.	031010180000	COMMERCIAL	1.80	GALLUP & HALL C/O PC	730 MILFORD RD., MERRIMACK, NH 03054
26 VICTORIA CT.	026010210000	INDUSTRIAL	3.04	26 VICTORIA CT. LLC	63 EMERALD ST. PMB 434, KEENE, NH 03431
21 VICTORIA CT.	026010170000	INDUSTRIAL	7.00	CAPITOL SUPPLY ASSOCIATES	6 STORRS ST., CONCORD, NH 03301
29 VICTORIA ST.	027010040000	INDUSTRIAL	1.06	MAX POWER LLC	29 VICTORIA ST., KEENE, NH 03431
43-47 VICTORIA ST.	027010010000	INDUSTRIAL	2.04	ELLIS ROBERTSON CORP	PO BOX 188, CHESTERFIELD, NH 03443
52 VICTORIA ST.	026010250000	INDUSTRIAL	0.54	KEVIN LEARNED	2 JUNIPER RD., FITCHBURG, MA 01420
54 VICTORIA ST.	026010260000	COMMERCIAL	0.70	NATALIE LEARNED	2 JUNIPER RD., FITCHBURG, MA 01420
55-65 VICTORIA ST.	027010010100	COMMERCIAL	0.61	GAMMANS REALTY INC	55-65 VICTORIA ST., KEENE, NH 03431
66 VICTORIA ST.	026010280000	INDUSTRIAL	0.79	ELLIS ROBERTSON CORP	PO BOX 188, CHESTERFIELD, NH 03443
77 VICTORIA ST.	027010010200	INDUSTRIAL	1.65	ELLIS ROBERTSON CORP	PO BOX 188, CHESTERFIELD, NH 03443
78-82 VICTORIA ST.	026010150000	INDUSTRIAL	0.69	WAYNE BROWN JR. REV. TRUST	28 VILLAGE RD., SURRY, NH 03431
90-92 VICTORIA ST.	026010160000	INDUSTRIAL	1.57	JAMES ELLIS	PO BOX 3, SPOFFORD, NH 03462
0 WATER ST	023040260100	INDUSTRIAL	1.81	FINDINGS REALTY INC	PO BOX 462, KEENE, NH 03431
122 WATER ST.	023020180000	COMMERCIAL	0.33	GREEN DIAMOND GROUP LLC	143 CENTRE ST., EAST SULLIVAN, NH 03445

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124 WATER ST.	023020190000	COMMERCIAL	0.29	GREEN DIAMOND GROUP LLC	143 CENTRE ST., EAST SULLIVAN, NH 03445
131-133 WATER ST.	027010250000	INDUSTRIAL	2.09	B&D HOLDINGS INC.	776 MOUNTAIN BLVD. # 202, WATCHUNG, NJ 07069
158 WATER ST	023040260000	COMMERCIAL	2.26	FINDINGS REALTY INC	PO BOX 462, KEENE, NH 03431
160 WATER ST.	024010010000	INDUSTRIAL	2.19	FINDINGS REALTY INC	1701 S FLAGHER DR. #502, W PALM BEACH, FL 33401
163 WATER ST.	027010080000	INDUSTRIAL	0.48	STEVEN BRACKETT	47 MARLBORO ST., KEENE, NH 03431
197 WATER ST.	027010060000	APTS - COMMERCIAL	4.21	BENTLEY COMMONS	30 JERICO EXEC PLAZA #400E, JERICO, NY 11753