



City of Keene
New Hampshire

**PLANNING, LICENSES AND
DEVELOPMENT COMMITTEE
AGENDA
Council Chambers A
February 22, 2017
7:00 PM**

David C. Richards
Philip M. Jones
George S. Hansel
Robert B. Sutherland
Bartlomiej K. Sapeta

-
1. Request for Lodging House License - 57 Winchester Street
 2. Comprehensive Economic Development Ad hoc Committee Recommendations
 3. Zoning Map Amendment - West Surry Road and Zoning Ordinance Amendment High Density
1
Avanru Letter dated 2/21/2017
Ordinance O-2016-18
Ordinance O-2016-19

MORE TIME ITEMS:

- A. Land Use Code Update Phase I Report
- B. Ordinance O-2016-01: Creation of Residential Preservation District, a Business Growth District and Re-Use District
- C. Ordinance O-2016-02: Zone Change - Marlboro Street Project Area
- D. Request for Lodging House License - 85 Winchester Street

Non Public Session
Adjournment



City of Keene, N.H.
Transmittal Form

February 8, 2017

TO: Mayor and Keene City Council

FROM: Planning, Licenses and Development Committee

ITEM: 1.

SUBJECT: Request for Lodging House License - 57 Winchester Street

COUNCIL ACTION:

In City Council February 16, 2017.
More time granted.

RECOMMENDATION:

On a vote of 5-0, the Planning, Licenses and Development Committee recommends that the request from 57 Winchester Street LLC for renewal of their Lodging House License be placed on more time to allow for necessary inspections to be done.

BACKGROUND:

John Rogers, Acting Health & Code Director reported although Health and Fire have conducted the initial inspections, additional Fire inspections are required to verify that some minor violations have been taken care of. Mr. Rogers said they were unable to get back in to conduct that inspection. Mr. Rogers noted staff's recommendation is to place this on more time. He agreed with Chair Richards one cycle should be sufficient. There being no public comments or additional Committee questions, Chair Richards asked for a motion.

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

On a vote of 5-0, the Planning, Licenses and Development Committee recommends that the request from 57 Winchester Street LLC for renewal of their Lodging House License be placed on more time to allow for necessary inspections to be done.



Avanru Development Group, Ltd.

"Building for a better future..."



P.O. Box 1015
Walpole, NH 03608

February 21, 2017

Councilor David Richards
Chair of the PLD Committee
City Hall
Keene, NH

Re: 32 West Surry Road, Keene

Dear Councilor Richards and Development Committee,

My intent at this time is to not move forward regarding 32 West Surry Road in Keene, NH. I understand that the zoning process has commenced and must continue. At this time, I ask the council to defeat the ordinance as drawn.

Thank you for your time and consideration. It is genuinely appreciated.

Regards,

Jack D. Franks
President/CEO



Avanru Development Group, Ltd.
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CITY OF KEENE

O-2016-18

Sixteen

In the Year of Our Lord Two Thousand and

Relating to Zone Change - West Surry Road

AN ORDINANCE

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 tax map parcel 914-07-019.0000, known as 32 West Surry Road, from Low Density to High Density-1 Zoning District.

Kendall W. Lane, Mayor



CITY OF KEENE

O-2016-19

In the Year of Our Lord Two Thousand andSixteen.....

AN ORDINANCERelating to High Density-1 District – Permitted Streets.....

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

That Section 102-451 of the Zoning Ordinance of the City of Keene, as amended, is hereby further amended by adding the bolded text to the street locations to the high-density-1 (HD-1) district, as follows:

Sec. 102-451. - Intent.

The intent of the high density-1 (HD-1) district is to provide for a high density/high intensity residential development in buildings up to three stories in height. City water and city sewer is required for all uses. The district must have frontage on the following list of street locations, and all vehicle access, other than gated emergency access, must be from these streets. Commercial/industrial uses are excluded from this zone. The street locations on which frontage is required are as follows:

- (1) Court Street, on the west side from Westview Street to Maple Avenue and on the east side from Evergreen Avenue to Maple Avenue.
- (2) Maple Avenue.
- (3) Marlboro Street, from Main Street to Eastern Avenue.
- (4) Old Walpole Road, on the east side from the Court St./Maple Ave/Old Walpole Rd/ W. Surry Rd. roundabout 1,635' north**
- (5) Park Avenue.
- (6) Washington Street.
- (7) West Street, from Central Square to Park Avenue.
- (8) West Surry Road, on the west side from the Court St./Maple Ave/Old Walpole Rd/ W. Surry Rd. roundabout 810' north**
- (9) Winchester Street.

Kendall W. Lane, Mayor