



City of Keene  
*New Hampshire*

**PLANNING, LICENSES AND  
DEVELOPMENT COMMITTEE  
AGENDA  
Council Chambers A  
August 30, 2017  
7:00 PM**

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

- 
1. Albert Grauer - Revised Lodging House License Application - 85 Winchester Street
  2. Alan Stroshine/Elm City Rotary Club - Request to Use City Property - 40th Annual Clarence DeMar Marathon and 4th Annual DeMar Half Marathon
  3. Request to Use City Property - Fall Festival

**MORE TIME ITEMS:**

- A. Tools for Keene's Economic Toolbox: The Community Revitalization Tax Relief Incentive (RSA 79-E) & Economic Revitalization Zones – Planning and Assessing Departments

Non Public Session  
Adjournment



External Communication  
*Transmittal Form*

August 14, 2017

**TO:** Planning, Licenses and Development Committee

**FROM:** Albert Grauer

**THROUGH:** Patricia A. Little, City Clerk

**ITEM:** 1.

**SUBJECT:** Albert Grauer - Revised Lodging House License Application - 85 Winchester Street

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**ATTACHMENTS:**

**Description**

Revised Lodging House License Application

Zoning Board of Adjustment Decision

**BACKGROUND:**

This item has been on more time since October 2016 to allow for a review of the zoning for the property and to review documents in the property file with the owner.

The property is located in the High Density Zone where lodging house is a permitted use with a Special Exception from the Zoning Board of Adjustment. Upon review of the property file it was noted that this property had been denied a special exception for a lodging house use back in 2004. The current applicant and owner applied for new Special Exception for a Lodging House use but because of the previous denial the ZBA would need to determine if there had been substantial change of circumstances between applications. The ZBA determined at the June 5, 2017 ZBA meeting that there had been substantial change which allowed the Special Exception application to proceed, which the Board heard and voted to grant for up to 9 tenants at the June 5, 2017 meeting.

AUG 07 2017

OFFICE OF  
CITY CLERK



**APPLICATION FOR OPERATION OF A LODGINGHOUSE**

*(Please print or type)*

Date 8/7/17 Location of Lodginghouse 85 Winchester Street

Identify local or national Fraternity or Sorority that members are pledged to (if applicable) \_\_\_\_\_

Property Owner Albert Graye Business Phone (203) 414-8058

Address 268 Rowland Rd, Fairfield CT Home Phone \_\_\_\_\_  
06824

Operator/Resident Agent Trevor Graye Business Phone (203) 414-8058

Address 88 Fox St Fairfield CT 06824 Home Phone \_\_\_\_\_

Number of Persons Authorized to reside on premises 8

**I hereby certify that the information listed above is complete and accurate:**

  
Signature of Property Owner

Rick Graye  
Name (Printed or Typed)

  
Signature of Operator/Resident Agent

Trevor Graye  
Name (Printed or Typed)

**I hereby certify that the above named Sorority or Fraternity is duly recognized by Keene State College, and is in good standing with the College:**

\_\_\_\_\_  
Signature of College Representative

\_\_\_\_\_  
Name and Title (Printed or Typed)

***(For Office Use Only)***

Date Received 8/7/17 Action Taken \_\_\_\_\_

**Recommendations/Requirements**

Police \_\_\_\_\_

Fire \_\_\_\_\_

Code Enforcement \_\_\_\_\_

\_\_\_\_\_  
City Clerk



City of Keene  
New Hampshire

**NOTICE OF DECISION**

***ZONING BOARD OF ADJUSTMENT***

**CASE NUMBER:** ZBA 17-11  
**Property Address:** 85 Winchester St.  
**Zone:** High Density District  
**Owner:** Albert F. Grauer, Jr. & Lisa S. Grauer  
**Petitioner:** Albert F. Grauer, Jr. & Lisa S. Grauer  
**Date of Decision:** June 5, 2017

**Notification of Decision:**

Petitioners, Albert F. Grauer, Jr. & Lisa S. Grauer, requests a Special Exception for property located at 85 Winchester St., owned by the Petitioners, which is in the High Density District. This request is to permit a Special Exception from Section 102-422 for use of property as a boardinghouse/lodging house for up to 9 tenants as requested per the Petitioners application. Due to the substantial changes presented by the petitioners since the denial of the ZBA 04-28 Special Exception, the Board voted 4-1 to accept the changes. Based upon the record, which is incorporated herein by reference, this request of a Special Exception from Section 102-422 for use of property as a boardinghouse/lodging house for up to 9 tenants as requested per the Petitioners application, was approved with a vote of 3-2.

**Conditions:** None

  
Corinne Marcou, Clerk

**Any person directly affected has a right to appeal this Decision. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The Motion for Rehearing must be filed not later than 30 days after the first date following the referenced Date of Decision. The Motion must fully set forth every ground upon which it is claimed that the decision is unlawful or unreasonable. See New Hampshire RSA Chapter 677, et seq.**



*Transmittal Form*

July 28, 2017

**TO:** Mayor and Keene City Council

**FROM:** Alan Stroshine

**THROUGH:** Patricia A. Little, City Clerk

**ITEM:** 2.

**SUBJECT:** Alan Stroshine/Elm City Rotary Club - Request to Use City Property - 40th Annual Clarence DeMar Marathon and 4th Annual DeMar Half Marathon

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**COUNCIL ACTION:**

In City Council August 3, 2017.

Referred to the Planning, Licenses and Development Committee.

**ATTACHMENTS:**

Description

Communication - Elm City Rotary

**BACKGROUND:**

On behalf of the Elm City Rotary Club, Alan Stroshine is submitting the annual request for use of City property for the 40th Annual Clarence DeMar Marathon and 4th Annual DeMar Half Marathon. The events will take place on September 24, 2017.



July 20, 2017

In City Council August 3, 2017.

Referred to the Planning, Licenses and Development Committee.

Mayor Kendall Lane  
Keene City Council  
3 Washington St  
Keene, NH 03431

  
City Clerk

Re: 40th Annual Clarence DeMar Marathon and 4th Annual DeMar Half Marathon  
Request for City Event permit

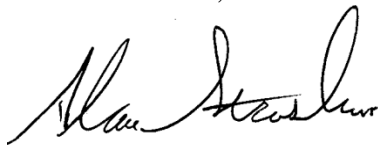
Dear Mr. Mayor and City Councilors,

The Keene Elm City Rotary Club respectfully requests an event permit for our official Community Event; the annual Clarence DeMar Marathon and DeMar Half Marathon to be held on Sunday, September 24<sup>th</sup> 2017. A part of our event includes the Kids DeMar Marathon and Super Senior DeMar Marathon programs.

I invite all members of city government and staff to join us on the quad at Keene State College to experience the energy and personal accomplishment of so many people on race day.

I am available for any questions you might have.

Yours in service,



Alan Stroshine, Race Director  
Member, Keene Elm City Rotary Club

Keene Elm City Rotary  
PO Box 1786  
Keene, NH 03431

*Clarence DeMar Marathon Corp is a 501c3 organization – Tax ID: 02-0454040*