

**CITY OF KEENE  
NEW HAMPSHIRE  
SPECIAL MEETING  
JOINT PUBLIC WORKSHOP  
PLANNING BOARD/  
PLANNING, LICENSES, AND DEVELOPMENT COMMITTEE  
MEETING MINUTES**

**Monday, August 26, 2019**

**6:00 PM**

**Council Chambers**

**Planning Board Members Present**

Doug Barrett, Chairman  
Chris Cusack, Vice-Chair  
Andrew Weglinski  
Martha Landry  
Mayor Kendall Lane  
Michael Burke  
Pamela Russell Slack  
Councilor George Hansel  
Tammy Adams, Alternate

**Planning Board Members Not Present**

Gary Spykman

**Planning, Licenses and Development  
Committee Members Present**

Councilor Philip Jones  
Councilor Kate Bosely  
Councilor George Hansel  
Councilor Robert O'Connor

**Planning, Licenses and Development  
Committee Members Not Present**

David Richards, Chairman

**Staff Present**

Rhett Lamb, Assistant City  
Manager/Community Development Director  
Tara Kessler, Senior Planner  
Mari Bruner, Planner

**1. Roll Call**

Chair Jones called the meeting to order at 6:00 PM and a roll call was taken.

**2. Public Workshop**

- a. **Ordinance – O-2019-12 – Zoning Map Change. This Ordinance proposes to amend the Zoning Map designation for the City-owned parcel at 560 Main Street (TMP 114-012-000) by changing a small area of that parcel currently designated Commerce to Industrial so that the entire parcel will be designated Industrial. This parcel is approximately 30-acres, and currently used for City of Keene Public Works operations. It is also the location of a former landfill. An approximately 2-acre area of the parcel at the northwesterly end near Manchester Street is currently designated Commerce; the rest of the parcel is designated Industrial.**

Community Development Director/Assistant City Manager Rhett Lamb addressed the Joint Committee. Mr. Lamb stated the Ordinance before the Committee proposes an amendment to the zoning map. He noted the property owned by the City located at 560 Main Street, which is currently used by Public Works, is located in both the Commerce and Industrial Districts. A majority of this property, which is approximately 30 acres in size, is zoned industrial. However, the northwest corner of the property, about 1.7 acres, is zoned Commerce. The proposed Ordinance would place the entire property in the Industrial District.

Mr. Lamb stated the two different zoning districts on one property adds complexity and causes confusion. A single designation on a piece of property is prudent for future sale or development.

Mr. Lamb stated the city has recently signed a purchase and sales agreement with an individual who would like to purchase this property and that their proposed use for the land is consistent with the proposed zoning.

Mayor Lane pointed out the only role the Joint Committee has with this process is to recommend whether in fact this parcel is in compliance with the master plan and whether it is ready for a public hearing.

The Chairman asked for public comment. With no comments, the Chairman closed the public hearing.

The Mayor noted this is not what the city would refer to as spot zoning as the adjacent property is zoned industrial.

A motion was made by Mayor Kendall Lane that the Planning Board find this item to be in compliance with the master plan. The motion was seconded by Councilor George Hansel and was unanimously approved.

A motion was made by Councilor George Hansel that the Planning, Licenses and Development Committee recommends the Mayor schedule a public hearing on Ordinance – O-2019-12. The motion was seconded by Councilor Robert O'Connor and was unanimously approved.

#### **4. Adjourn**

The meeting adjourned at 6:10 pm.

Respectfully submitted,  
Krishni Pahl, Minute Taker

Reviewed and edited by Tara Kessler, Senior Planner.