



JOINT COMMITTEE OF THE PLANNING BOARD & PLANNING, LICENSES AND
DEVELOPMENT COMMITTEE
Council Chambers, Keene City Hall
July 14, 2025
6:30 PM

A. ROLL CALL

B. APPROVAL OF MEETING MINUTES - June 9, 2025

C. CONTINUED PUBLIC WORKSHOPS

1. **Ordinance O-2025-20 Relating to Setbacks and Build-to Dimensions.** Petitioner, City of Keene Community Development Department, proposes to amend Sec. 1.3.3 of the LDC to clarify that the Front, Side, and Rear setbacks apply to any building or structure on a lot. Further, this ordinance proposes to amend the definitions for “Build-To Line” and “Build-To Zone” (BTZ) to state that they apply to any principal structure with some exceptions. Lastly, this ordinance proposes to amend Sec. 8.4.1.C to state that accessory structures shall not be located in the BTZ.
2. **Ordinance O-2025-15 Relating to Amendments to the Land Development Code to Encourage Housing Development.** Petitioner Jared Goodell proposes to amend various sections of the LDC to modify the definitions of the Front, Side, and Rear Setbacks and the Build-to Zone; Reduce the minimum lot size in the Neighborhood Business District to 5,000 sf; Increase the density allowed in the Medium Density District to 6 units per lot; Allow dwelling units on the ground floor in the Downtown Growth District for lots with frontage on “Type B” streets; and, Establish rules for applying zoning regulations to split-zoned parcels. The sections proposed to be modified include 1.3.3, 5.3.1, 5.3.2, 8.3.1(C), and 19.2 of the LDC.

D. NEW BUSINESS

E. NEXT MEETING - August 11, 2025

F. MORE TIME ITEMS

1. Private Roads
2. Neighborhood/Activity Core areas ("Neighborhood Nodes")
3. Short Term Rental Properties

G. ADJOURNMENT