



MUNICIPAL SERVICES, FACILITIES AND INFRASTRUCTURE COMMITTEE
Council Chambers B, Keene City Hall
September 24, 2025
6:00 PM

A. AGENDA ITEMS

1. Continued Discussion - Sale of City Property - 100 Church Street
Direct Referral: Support for the Sale of 100 Church Street to a Private Owner - Tenants of 110 and 116 Church Street
Direct Referral: Support for the Sale of 100 Church Street to a Private Owner - Tenants of 103 Roxbury Street
2. Relating to the Load Rating Study Results for the Beaver Street and Spring Street Bridges Over Beaver Brook - City Engineer
3. Relating to Rules for the Operation of Bicycles
Ordinance O-2025-33
4. Downtown Infrastructure Project Update - Public Works Director
5. Relating to an Amended Return of Layout for a Public Right-of-Way known as Grove Street *and* Relating to a Deed for land removed from the Right-of-Way and an Easement for Public Infrastructure
Petition - Public Works Director
Resolution R-2025-26
Resolution R-2025-27

B. MORE TIME ITEMS

NON PUBLIC SESSION

ADJOURNMENT

To the Members of the City Council and Honorable Mayor Jay Kahn,

We are tenants at 110 and 116 Church Street in Keene, NH, and we are writing in full support of the sale of the city-owned parcel at 100 Church Street.

We witness daily the serious public safety concerns this land presents.

As neighbors, this isn't just a public issue, it's a direct threat to our safety and quality of life.

No one should feel afraid to take out the trash, walk their dog, or let their children play outside.

Yet this is our reality.

We regularly find used needles, open/empty alcohol containers, human feces, trash, sleeping bags, and discarded clothing. The police are frequently called, but little can be done. The public does not use this land; we are the ones forced to live with the ongoing nuisance.

Placing this parcel in private ownership would bring immediate improvements in safety and management and remove a burden from the city and its taxpayers.

We urge you to do the right thing and move forward with the sale.

Sincerely,

Tenants and Occupants of 110 and 116 Church St.

Keene, NH

Mandy L. Rennie
116 Church St Apt. 6

[Signature]
116 Church St Apts
John Jones.
Jay Mearns

[Signature] #2
Grimmett Stetson
[Signature]
Janet Peas
Edward J. McCormick
Mimi East 116 Apts

09-22-25

To the Members of the City Council and Honorable Mayor Jay Kahn,

We are tenants of the abutting property at 103 Roxbury Street (Miller Forge Building, Previously Antioch), and we are writing to express our **full support for the sale** of the city-owned land at 100 Church Street to a private owner.

We witness firsthand, daily, the severe public safety issues this property presents. We are often afraid to take out the trash due to constant open drug use, alcohol consumption, public urination/defecation, sexual acts, and people sleeping behind the dumpster or in the lot.

This land is unmanageable in its current state and continues to pose a significant threat to public health and safety. Placing it in private ownership is the only effective path forward. Sale proceeds could be better used to improve and maintain official City of Keene parks.


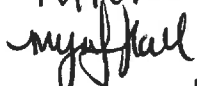
Attempting to manage this land through outside groups or partnerships would be ineffective, costly, and unenforceable. **The contrast in safety and oversight between privately owned and public land is clear.**

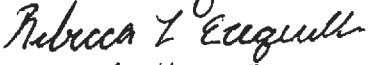
Please take this matter seriously and restore our right to quiet enjoyment by removing this ongoing hazard from the City's growing list of responsibilities.

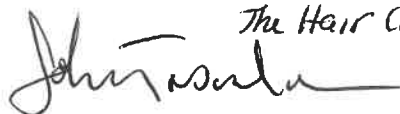
Sincerely,
Tenants and Occupants of 103 Roxbury St.
Keene, NH

Signatories:  LMT

Paige Constant


Michelle Labatt

Megan Hall

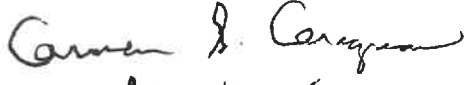
Rebecca Ezequille

The Hair Company





Dale Montone, Wordroots
Roots


Sarah Buhler

Scott Symonds
SMART RIDE LLC


Carmen J. Carignan
Angelic Essence Healing

Paula P. Little
Shari Tenofsky-Bekau 
Donna Blouin


REBECCA L. MONTONE  Page 3 of 8



CITY OF KEENE NEW HAMPSHIRE

Meeting Date: September 24, 2025

To: Municipal Services, Facilities and Infrastructure Committee

From: Bryan Ruoff, City Engineer

Through: Elizabeth Ferland, City Manager
Donald Lussier, Public Works Director

Subject: **Relating to the Load Rating Study Results for the Beaver Street and Spring Street Bridges Over Beaver Brook - City Engineer**

Recommendation:

Move to accept as informational.

Attachments:

None

Background:

In the winter of 2024-2025, the New Hampshire Department of Transportation (NHDOT) performed inspections of City-owned and maintained bridges. Based on the inspections performed by NHDOT, three bridges were identified as having critical deficiencies, including: George Street Bridge over Beaver Brook (#142/092), Spring Street Bridge over Beaver Brook (#140/078) and Beaver Street Bridge over Beaver Brook (#140/079). Of these three bridges, the George Street Bridge is currently in final design to be removed and replaced in construction years 2025-2026 through the NHDOT State Aid Bridge funding program (80%/20% cost share). The other two bridges, Spring Street and Beaver Street, were required to be assessed to determine the reduced/adjusted load rating and associated required weight limits postings based on the existing deficiencies, or these bridges could be subjected to closure by NHDOT. In consideration of this, the engineering division solicited scope and fee proposals from qualified consultant engineering firms to perform an assessment of the bridges, determine the reduced loading capacity, recommend temporary weight limits postings and develop a preliminary cost estimate for the replacement of the bridges. Hoyle Tanner was hired to perform this scope of engineering services and has completed their inspection, assessment and recommendations for the amendment load rating for these bridges.

Closure or weight restriction of these two bridges could have a significant impact on the delivery of emergency services in East Keene. Staff will review efforts that are underway to mitigate these impacts until bridge replacements can be completed.



CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty Five

AN ORDINANCE Relating to Rules for the Operation of Bicycles

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

That the City Code of the City of Keene, New Hampshire, as amended, is hereby further amended by deleting Section 94-464, “Rules for Operation” in Article VI of Chapter 94, entitled “TRAFFIC, PARKING AND PUBLIC WAYS” in its entirety and replacing it with the following:

Sec. 94-464. - Rules for operation.

- a) In all cases, the rules for operation of bicycles on public highways or public property within the City of Keene shall be as set forth in RSA 265:143–265:153,
- b) In addition, the following rules shall apply to the operation of bicycles, unicycles, tricycles, scooters, roller skates, skate boards, or similar devices (including electrically propelled or assisted versions of such devices) on bike lanes and multi-use paths within the City of Keene:
 - 1) Within the Downtown Core zoning district, the maximum permissible speed shall be 10 miles per hour.
 - 2) Where bike lanes are provided adjacent to roadways, cyclists shall only travel in the same direction as the adjacent travel lane.
 - 3) No person shall stop, park or load any bicycle or other vehicle in such a way as to obstruct the public use of bike lanes and multi-use paths.
 - 4) Bicycles and other personal vehicles shall not be parked or left unattended within the public way, except at a rack provided for such purpose.

Jay V. Kahn, Mayor

In City Council September 18, 2025.
Referred to the Municipal Services, Facilities and
Infrastructure Committee.

Deputy City Clerk

CITY OF KEENE

Petition for an Amended Layout of Grove Street

TO: Mayor and Keene City Council

The undersigned represents that for the accommodation of the Public there is occasion to amend the layout of Grove Street by completely discontinuing and removing from the Public ROW the following tract of land:

Beginning at an iron pin set in the Western line of Grove Street, said pin being the southeast corner of a Parcel No. 585-057; Thence,

North 5° 44' 54" East along the westerly line of said Grove Street a distance of 59.81 feet to a metal spike set in the pavement; Thence,

Following a curve to the left with a Delta angle of 66° 54' 51", a radius of 16.00 feet, and an arc length of 18.69 feet to a metal spike set in pavement; Thence,

Following a curve to the right with a point of curvature bearing of South 30° 38' 45" East, a Delta angle of 74° 7' 46", a radius of 21.00 feet, and an arc length of 27.17 feet to a drill hole in granite curbing; Thence,

South 7° 49' 28" West a distance of 60.18 feet to a point in the Westerly line of Grove Street, said point also being the northeasterly corner of parcel No. 585-056; Thence,

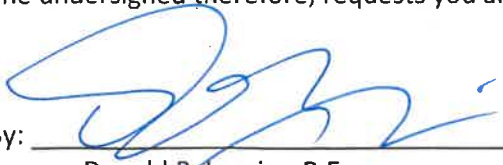
North 89° 31' 8" West along the northerly line of said Parcel No 585-056 a distance of 2.73 feet to the place of beginning..

Containing 257 Square Feet, More or Less.

All being as shown on a plan titled "Right of Way Amendment Plan, Prepared for the City of Keene," Dated 6-25-2025; by David A. Main Survey, on file at the Office of the City Engineer for the City of Keene.

The costs of construction and all other necessary improvements for the amended layout shall be paid by the Petitioner and shall conform to the Public Infrastructure Standards of the City of Keene.

The undersigned therefore, requests you amend the layout of Grove Street as described above.

By: 
Donald B. Lussier, P.E.
Public Works Director

Date: 7/15/25



CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty Five

A RESOLUTION Relating to an Amended Return of Layout for a Public Right-of-Way known as Grove Street

Resolved by the City Council of the City of Keene, as follows:

WHEREAS the Keene City Council has received a “Petition for an Amended Layout of Grove Street”; and,

WHEREAS at a regularly scheduled City Council meeting on July 17, 2025, the Mayor scheduled a site visit and public hearing to occur on August 21, 2025, and directed the City Clerk to make appropriate notifications to the petitioner and affected property owners; and,

WHEREAS the Petition was referred to the Planning Board in accordance with RSA 670:40; and,

WHEREAS the City Council made a personal examination of the requested amendments at a properly noticed site visit conducted on August 21, 2025, and heard testimony from concerned parties at a property noticed public hearing held that same day; and,

NOW THEREFORE, BE IT RESOLVED THAT:

The Keene City Council is of the opinion that for the accommodation of the public there is occasion to amend the layout of Grove Street for the purposes of altering the highway, utilities and other public improvements as described in a “Petition for an Amended Layout of Grove Street” dated July 15, 2025, subject to the following conditions:

1. Approval of the final plans and construction by the City Engineer.
2. All expenses associated and in connection with the Petition shall be borne by the petitioner.
3. All affected property owners shall provide a written Waiver of Damages in a form satisfactory to the City Attorney.
4. All documentation is in a content and form acceptable to the City Attorney, City Engineer, and Planning Director.

In City Council July 17, 2025.

Referred to the Municipal Services, Facilities and Infrastructure Committee and Planning Board. Site visit scheduled for September 4, 2025 at 5:30 PM. Public hearing to be held September 4, 2025 at 7:00 PM.

City Clerk

Jay V. Kahn, Mayor



CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty Five

A RESOLUTION Relating to a Deed for land removed from the Right-of-Way and an Easement for Public Infrastructure

Resolved by the City Council of the City of Keene, as follows:

The City Manager be and hereby is authorized to:

1. Execute a deed conveying land removed from the public Right-of-Way as described in Resolution R-2025-26 back to the owner of the adjacent parcel; and,
2. To accept an easement to operate, maintain, repair, and replace an existing fire hydrant installed within the land to be conveyed; and,
3. To apply to the Keene Planning Board for a Boundary Line Adjustment, or other such land use applications as the Community Development Director may deem necessary; and,
4. To do all things necessary to carry out the Resolution R-2025-26.

In City Council July 17, 2025.

Referred to the Municipal Services, Facilities and Infrastructure Committee and Planning Board. Site visit scheduled for September 4, 2025 at 5:30 PM. Public hearing to be held September 4, 2025 at 7:00 PM.

City Clerk

Jay V. Kahn, Mayor