



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

A. CALL TO ORDER & ROLL CALL

APPROVAL OF MEETING MINUTES - September 8, 2025

B. PUBLIC WORKSHOPS

1. **Ordinance O-2025-28-A Relating to Zone Change.** Petitioner, Adam Wright, proposes to amend the Zoning Map of the City of Keene by changing the zoning designation of the five properties located at 305 Winchester St, 0 Winchester St, 291 Winchester St, 371 Pearl St, and 363 Pearl St (TMP #s 593-003, 592-019, 592-020, 592-021 & 593-004) from Low Density to Commerce; change the zoning designation of the eastern and southern portions of the property located at 347 Pearl St (TMP #593-005) from Low Density to Commerce; and, change the zone designation for the southern portion of the properties located at 339 Pearl St and 331 Pearl St (TMP #s 593-006 & 593-007) from Low Density to Commerce. The total area of land that would be impacted by this request is ~2 ac.
2. **Ordinance O-2025-34 Relating to Zone change.** Petitioner, City of Keene Public Works Department, proposes to amend the Zoning Map of the City of Keene by changing the zoning designation for a portion of the property located at 62 Maple Ave (TMP #227-006-000) from Industrial Park to Medium Density. The total area of land that would be impacted by this request is ~1.3 acres.

C. DISCUSSION ITEMS

1. Potential Modifications to Site Plan Review Thresholds.
2. Proposed follow-up regarding bills adopted during the 2025 Legislative Session, including HB 413 relative to subdivision regulations on the completion of improvements and the regulation of building permits (Effective 7/1/2025), HB 577 relative to modifying the definition of ADUs

(Effective 7/1/2025), and HB 457 relative to zoning restrictions on dwelling units (Effective 9/13/2025).

D. NEW BUSINESS

E. NEXT MEETING - November 10, 2025

F. ADJOURNMENT