



PLANNING BOARD
Council Chambers, Keene City Hall
September 23, 2024
6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on September 23, 2024. Additional information can be found in the meeting minutes.

Please contact the Community Development Department with any questions at communitydevelopment@keenenh.gov or 603-352-5440.

BOARD ACTIONS

I. Minutes of Previous Meeting – August 26, 2024

Board Action: *Voted unanimously to adopt the August 26, 2024 meeting minutes as presented.*

II. Public Hearings

- a. **PB-2024-09 – Cottage Court Conditional Use Permit – 30 High St** – Applicant Nancy M. Clark Esq., on behalf of owner Redion Kadilliu, proposes the conversion of the existing two-unit building at 30 High St (TMP #549-065-000) into three units. The parcel is 0.17-ac in size and is located in the High Density District.

Board Action: *Voted unanimously to approve PB-2024-09 as shown on the plot plan identified as "City of Keene, NH" prepared by Redion Kadilliu at a scale of 1 inch = 18 feet on July 24, 2024 and last revised on August 9, 2024 with the following conditions precedent to final approval and signature by the Planning Board Chair:*

- a. *Owner's signature appears on the proposed plot plan.*
 - b. *Submittal of five (5) color paper copies of the approved plan.*
 - c. *Submittal of a security in an amount and form acceptable to the Community Development Director and City Engineer to cover the cost of landscaping.*
- b. **SPR-806, Modification #2A – Major Site Plan – Applebee's, 40 Key Rd** - Applicant Apple New England LLC, on behalf of owner RAM 3 Keene Properties LLC, proposes modifications to the exterior of Applebee's Grill & Bar located at 40 Key Rd (TMP #111-016-000), including painting the existing unfinished brick exterior and the installation of new lighting. The parcel is 0.83-ac in size and is located in the Commerce District.

Board Action: *Voted unanimously to approve SPR-806, Modification #2A as shown on the elevations titled "Applebee's" prepared by Flynn Group on August 14, 2024 and last revised on September 4, 2024 with no conditions.*