



PLANNING BOARD
September 29, 2025
6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on September 29, 2025. Additional information can be found in the meeting minutes (drafts available starting 5 business days after the meeting through the City Clerk's Office). Please contact the Community Development Department with any questions at communitydevelopment@keenenh.gov or 603-352-5440.

BOARD ACTIONS

I. Minutes of Previous Meetings – August 25, 2025 & September 8, 2025

Board Action: Voted unanimously to approve the meeting minutes from August 25, 2025 & September 8, 2025.

II. Final Approvals:

- a. **PB-2025-15 – Cottage Court Conditional Use Permit – Barn Conversion, 429 Elm St** – Applicant HG Johnson Real Estate, on behalf of owner JC&C Rentals LLC, proposes to convert a barn into 2 dwelling units on the property at 429 Elm St (TMP# 520-005- 000). The parcel is ~0.48-ac and is located in the Low Density District.

Board Action: Voted unanimously to issue final approval for PB-2025-15.

- b. **PB-2025-16 – Boundary Line Adjustment – 124-126 & 130 Eastern Ave** – Applicant HG Johnson Real Estate, on behalf of owner Bishop 2024 Revocable Family Trust, proposes to transfer ~0.22-ac of land from the ~0.57-ac parcel at 130 Eastern Ave to the ~0.95-ac parcel at 124-126 Eastern Ave (TMP#s 588-031-000 & 588-032-000). Both parcels are located in the Low Density District.

Board Action: Voted unanimously to issue final approval for PB-2025-16.

III. Public Hearings:

- a. **Appeal of Decision on Street Access Permit Exception Request – 15 Crestview St** – Applicants and owners, Christopher Jager & Brittany Hill, are requesting an appeal of a denied Street Access Permit exception request from Section 23.5.4.A.8 of the Land Development Code related to the allowed driveway width for single- and two-family homes. The parcel is 0.22-ac in size and is located in the Low Density District.

Board Action: Voted unanimously to grant an exception from Section 23.5.4.A.8 of the Land Development Code to allow for a driveway width greater than 20' at the property line.

Board Action: Voted unanimously to approve the Street Access Permit for the expansion of the driveway at 15 Crestview Street with the following condition:

1. *Following the completion of construction, a final inspection shall be performed by the City Engineer, or their designee, to ensure that all work was completed in accordance with the driveway design standards in Article 9.3 of the LDC, Street Access Standards in Article 23.5.4.A of the LDC, and all other applicable City of Keene regulations.*

- b. **PB-2025-18 – Major Site Plan – Change of Use – Key Road Plaza, 109-147 Key Rd –** Applicant Anagnost Companies, on behalf of owner Key Road Development LLC, proposes to convert ~61,526-sf of existing retail space in the Key Road Plaza development into a charitable gaming facility for Revo Casino & Social House. The parcel is ~5.8-ac in size and is located at 109-147 Key Rd (TMP #110-022-000) and is located in the Commerce District.

Board Action: *Voted unanimously to approve PB-2025-18 as shown on the plan identified as “Site Plan Exhibit” prepared by Fieldstone Land Consultants, PLLC at a scale of 1 inch = 40 feet dated August 22, 2025 and last revised September 15, 2025 with the following conditions prior to final approval and signature of the plans by the Planning Board Chair:*

1. *Prior to final approval and signature by the Planning Board Chair, the following conditions precedent shall be met:*
- A. *The owner’s signature shall appear on the plan.*
 - B. *Submittal of security for landscaping in a form and amount acceptable to the City Engineer.*
 - C. *Submittal of five full-size paper copies and one digital copy of the final plan.*

- c. **2025 Comprehensive Master Plan** – In accordance with NH RSA 674:4 and NH RSA 675:6, the Keene Planning Board will hold a public hearing on the City of Keene 2025 Comprehensive Master Plan. The plan is available for review at KeeneNH.gov and at City Hall in the Community Development Dept.

Board Action: *Voted unanimously to adopt the 2025 City of Keene, New Hampshire Comprehensive Master Plan.*

IV. City Council Referral:

- a. **R-2025-26 Relating to an Amended Return of Layout for a Public Right-of-Way Known as Grove Street** – City Council has requested Planning Board review and recommendation regarding a proposal to return ~257 sf of land from Grove Street to the adjacent parcel located at 0 Grove St. (TMP #585-057-000).

Board Action: *Voted unanimously to recommend that the City Council approve a petition to amend the layout of Grove Street in the vicinity of Water Street.*