



PLANNING BOARD

November 24, 2025

6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on November 24, 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 603-352-5440 or communitydevelopment@keenenh.gov.

BOARD ACTIONS

I. Minutes of Previous Meetings – October 27, 2025

Board Action: *Voted unanimously to approve the meeting minutes of October 27, 2025 as presented.*

II. Public Hearing:

- a. **Amendments to the Planning Board Regulations** – The Planning Board proposes to amend its Subdivision Regulations, Site Development Standards, Earth Excavation Regulations, and Application Procedures in the Land Development Code, including Sections 20.2, 21.6, 25.3, 25.5, 26.10, 26.12, 26.14 and 26.19. The proposed amendments are intended to clarify language within the code, correct errors with respect to wording, update submittal requirements to match current practice, and reflect recent changes to state law regarding the timeframes for “Active and Substantial Development” and “Substantial Completion” of subdivision and site plan applications. In addition, the proposed amendments would modify the Board’s Site Plan Review Thresholds to create new thresholds for commercial and multifamily street access permits, modify the threshold for new additions, and establish thresholds for proposals to create new residential dwelling units.

Motion to Adopt: *Voted unanimously to approve amendments to the Planning Board’s Subdivision Regulations and Site Development Standards, Earth Excavation Regulations, and application procedures as shown in the memorandum to the Planning Board dated November 14, 2025 with an effective date of January 1, 2026 with the exception of amendment #1: striking the words “in accordance with Article 23 of this LDC” and striking amendment #2 entirely with the intent that the definition is sent forward to City Council for a different amendment.*

Motion to Refer to City Council: *Voted unanimously to refer the amended regulations to City Council for incorporation into Chapter 100, “Land Development Code” of the City Code of Ordinances.*