



## PLANNING BOARD

January 26, 2026

6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on January 26, 2026. 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 by calling 603-352-5440 or emailing [communitydevelopment@keenenh.gov](mailto:communitydevelopment@keenenh.gov).

### BOARD ACTIONS

#### I. Election of Chair, Vice Chair, & Steering Committee:

**Board Action:** Voted unanimously to elect Harold Farrington as the Chair, Roberta Mastrogiovanni as the Vice Chair, and Kenneth Kost as the third Steering Committee member.

#### II. Minutes of Previous Meetings – December 22, 2025

**Board Action:** Voted unanimously to approve the meeting minutes of December 22, 2025 with the following amendments: change the word "cited" to "sited" in line 264, change the width listed for the bump out in the road from "20ft" to "28ft" in line 455-456, change the word "an" to "and" in line 505, and remove the internal note from the minute taker in lines 620-621.

#### III. Final Approvals:

- a. **PB-2025-01 – 2-lot Subdivision – Keene State College, 238-260 Main Street** – Applicant Huntley Survey & Design, PLLC, on behalf of owner the University System of New Hampshire, proposes a 2-lot subdivision of the ~0.96-ac parcel at 238-260 Main Street (TMP #590-101-000) into two lots ~0.48-ac and ~0.46-ac in size. The property is located in the Downtown Transition District.

**Board Action:** Voted unanimously to issue final approval for PB-2025-01.

- b. **PB-2025-18 – Charitable Gaming Facility, Key Road Plaza, 109-147 Key Rd** – Major Site Plan – Change of Use – 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 issue final approval for PB-2025-18.

- c. **PB-2024-23 – Shooting Range, 19 Ferry Brook Rd – Major Site Plan & Surface Water Protection Conditional Use Permit** – Applicant SVE Associates, on behalf of owner Cheshire County Shooting Sports Education Foundation Inc., proposes to modify the approved site plan for the shooting range at 19 Ferry Brook Rd (TMP #214-021-000) to include a gravel shooting berm and an area of constructed wetlands on the southern portion of the site. A Surface Water Protection Conditional Use Permit is requested to allow the berm and other existing site features to be located within the 75' surface water buffer. The parcel is 55-ac in size and is located in the Rural District.

**Board Action:** Voted unanimously to issue final approval for PB-2024-23 with the addition of a condition subsequent for the submittal of an approved Alteration of Terrain Permit application, if deemed necessary by NH DES. The approved permit number shall be included on the final plans.

#### **IV. Public Hearings:**

- a. **31 Robbins Rd (TMP# 558-019-000) – Appeal of Street Access Permit Decision** – Applicant and owner Karin Royce is appealing a decision of the City Engineer to deny a request for an exception from Sect. 23.5.4.A.8 of the Land Development Code regarding allowed driveway width. The parcel is 0.41-ac in size and is in the Low-Density District.

**Board Action:** Voted four in favor and three against a motion to deny the requested exception from Section 23.5.4.A.8 of the Land Development Code to allow for a driveway width greater than 30 ft at the curbline and 20 ft at the property line.

- b. **PB-2025-27 – Major Site Plan & Congregate Living & Social Services Conditional Use Permit** – ANEW Behavioral Health, 232 Winchester Street – Applicant Anew Behavioral Health, on behalf of owners David & Brianne Gray, proposes to convert the mixed-use building at 232 Winchester St (TMP #592-017-000) into a small group home with 8 beds. The parcel is ~0.4-ac in size and is located in the High Density District.

**Board Action:** Voted unanimously to approve PB-2025-27 as shown in the application and supporting materials submitted to the Community Development Department on November 14, 2025 and last revised on January 20, 2026, with the following conditions:

1. Prior to the final approval and signature of the plans by the Planning Board Chair, the following conditions precedent shall be met:
  - i. Owner's signature appears on the submitted plot plan.
  - ii. Submittal of five (5) full sized paper copies of the plot plan.
2. Subsequent to final approval and signature of the plans by the Planning Board Chair, the following condition shall be met:
  - i. The Applicant shall obtain all required state and local permits and approvals.