



PLANNING BOARD

February 23, 2026

6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on February 23, 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@keeneh.gov.

BOARD ACTIONS

I. Minutes of Previous Meetings – January 26, 2026

Board Action: *Voted unanimously to approve the meeting minutes of January 26, 2026 as presented.*

II. Final Approvals:

- a. **PB-2025-20 – Major Site Plan – Solar Array, 0 Rose Lane** – Applicant Rose Lane Solar LLC, on behalf of owner the City of Keene, proposes to construct a medium-scale ground mounted solar array on the parcel at 0 Rose Lane (TMP# 113-002-000). A waiver has been requested from Section 21.6.2.C.3 of the Land Development Code related to the required screening for supplementary mechanical equipment. The parcel is ~13.2-ac in size and is located in the Industrial District.

Board Action: *Voted unanimously to issue final approval for PB-2025-20.*

III. Public Hearings:

- a. **PB-2026-01 – Cottage Court Conditional Use Permit – 87 Water St** – Applicant and owner, Elm City Properties, proposes to convert a carriage barn into a dwelling unit on the single-family property located at 87 Water St (TMP #585-059-000). The parcel is ~0.15-ac and is in the Residential Preservation District.

Board Action: *Voted unanimously to issue final approval for PB-2026-01 as shown the plan set identified as, "Carriage House; 87 Water St; Keene, NH 03431" prepared by Sampson Architects at varying scales on January 6, 2026 and last revised on February 4, 2026.*

- b. **PB-2025-18, Mod. 1 – Major Site Plan – Revo Casino, 109-147 Key Rd** - Applicant Concord Bingo Too LLC, on behalf of owner Key Road Development LLC, proposes to modify the architectural features and parking area associated with the charitable gaming facility located at 109-147 Key Rd (TMP# 110-022-000). The parcel is ~5.8-ac and is in the Commerce District.

Board Action: Voted unanimously to approve PB2025-18, Mod.1 as shown on the plan set prepared by Fuss & O'Neill at varying scales on January 14, 2026 and last revised on February 9, 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:*
 - a. *Owner's/owners' signature(s) appear(s) on the plans.*
 - b. *Submittal of five (5) full sized paper copies and a flattened PDF version of the final plan set.*
 - c. *Submittal of a security to cover the cost of as-built plans, landscaping, and erosion control measures in a form and amount acceptable to the Community Development Director.*
2. *Subsequent to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:*
 - a. *Prior to the commencement of site work, all sediment and erosion control measures shall be installed and inspected by staff from the Community Development Department.*
 - b. *Following the installation of landscaping, the Community Development Department shall be contacted to perform an initial inspection.*
 - c. *One year following the installation of all landscaping, the Community Development Department shall be contacted to perform a final landscaping inspection.*