



PLANNING BOARD

July 27, 2026

6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on July 27, 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.

BOARD ACTIONS

I. Minutes of Previous Meeting – June 22, 2026

Board Action: Voted unanimously to approve the meeting minutes of June 22, 2026 with the following amendments: change "peer" to "pier" on line 160, and renumber conditions subsequent #3 & 4 to #2.e & 2.f on lines 572 & 574.

II. Boundary Line Adjustment:

- a. PB-26-18 – Boundary Line Adjustment – 35 & 39 Kendall Rd** - Applicant Ashley Fetchero, on behalf of owners Ashley and John Fetchero and Charles Henry, proposes to transfer ~0.09-ac of land from the ~0.58-ac parcel at 35 Kendall Rd to the ~0.45-ac parcel at 39 Kendall Rd (TMP#s 540-013-000 & 540-012-000). Both properties are in the Low-Density District.

Board Action: Voted unanimously to approve PB-26-18 as shown on the plan identified as "Lot Line Adjustment Plan" prepared by Fieldstone Land Consultants, PLLC at a scale of 1 inch = 20 feet on August 25, 2025 and last revised on February 2, 2026 with the following conditions precedent to final approval and signature of the plans by the Planning Board Chair:

1. Owners' signatures appear on the proposed BLA plan.
2. Submittal of two (2) mylar copies of the plans.
3. Submittal of a check in the amount of \$51 made out to the City of Keene to cover recording fees.

III. Public Hearings:

- a. PB-26-16 – Cottage Court Conditional Use Permit – Barn Conversion, 128-130 School St** - Applicant Zack Leroy, on behalf of owner Michael Evan, proposes to convert a two-family home into a triplex by adding a dwelling unit to the second story of the attached barn. The ~.21-ac parcel at 128-130 School St (TMP# 555-001-000) is in the Low-Density District.

Board Action: *Voted three in favor and two against to issue final approval for PB-26-16 as shown on the plan set identified as "Evan Michael, Barn Renovation" prepared at varying scales on July 20, 2026 with no conditions."*

- b. Change of Governmental Land Use** – In accordance with NH RSA 674:54, the parcels at 0 Gilbo Ave & 0 School St (TMP#s 575-016-000 & 575-017-000) are proposed to be used for temporary construction storage on behalf of the City of Keene during the Downtown Infrastructure Project. The parcels are ~2.86-ac in size and are in the Downtown Growth District.

Board Action: *Voted unanimously to make the following recommendation regarding the use of the properties at 0 Gilbo Ave & 0 School St (TMP#s 575-016-000 & 575-017-000) as a temporary construction storage yard during the Downtown Infrastructure Project.*

1. *Increase public awareness for users of the rail trail that there will be an increase in trucks and vehicles entering and leaving from the driveway.*