



MINOR PROJECT REVIEW COMMITTEE
2nd Floor Conference Room, Keene City Hall
August 20, 2026
10:00 AM

BOARD ACTIONS

I. Minutes of Previous Meetings

a. Pre-submission Meetings:

- i. December 31, 2025
- ii. March 2, 2026
- iii. June 4, 2026
- iv. July 2, 2026
- v. August 6, 2026

b. Minor Project Review Committee Meeting – November 6, 2025

Board Actions: *Voted unanimously to adopt the Minor Project Review Committee Pre-submission meeting minutes of December 31, 2025; March 2, 2026; June 4, 2026; July 2, 2026; and August 6, 2026 as presented. Voted unanimously to adopt the regular Minor Project Review Committee meeting minutes of November 6, 2026 as presented.*

II. Public Hearings

a. PB-26-24 - Minor Site Plan - 64 Main St. – Applicant Brandon Yarmo, on behalf of owner Monadnock Community Service Center, proposes to convert ~17,042 sf of office space on the second and third floor of the existing building to 22 residential units. The property is ~.57 acres and is in the Downtown Core District.

Board Action: *Voted unanimously to issue final approval for PB-26-24 as shown on the plan set identified as '64 Main Street Apartments' prepared by JMA Architects + Planners at a scale of 3/16 inch = 1 foot on July 7, 2026 and last revised on July 24, 2026 with no conditions.*

b. PB-26-25 - Minor Site Plan - 78 Railroad St., 11 & 17 Ninety-Third St. – Applicant Brandon Yarmo, on behalf of owner Monadnock Community Service Center, proposes to convert the existing ~14,630 sf office building to 15 residential units. The properties are ~.65 ac and are in the Downtown Core District.

Board Action: *Voted unanimously to issue final approval for PB-26-25 as shown on the plan set identified as 'Apartment Conversion Project; 78 Railroad/17 Ninety-Third Street; Keene, New Hampshire 03431' prepared by JMA Architects + Planners at a scale of 3/16 inch = 1 foot on July 24, 2026 with no conditions.*