



PLANNING BOARD

August 24, 2026

6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on August 24, 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 – July 27, 2026

Board Action: Voted unanimously to approve the meeting minutes of July 27, 2026 with the following amendment: change "forum" to "form" on line 428.

II. Final Vote on Conditional Approvals

1. PB-26-10 – Cottage Court Conditional Use Permit – Habitat for Humanity, Grove St:

Board Action: Voted unanimously to issue final approval for PB-26-10.

2. PB-26-12 – Cottage Court Conditional Use Permit – Elm City Commons, Elm St & Carroll St:

Board Action: Voted unanimously to issue final approval for PB-26-12.

3. PB-26-15 – Surface Water Protection Conditional Use Permit – Eversource L163 Transmission Line:

Board Action: Voted unanimously to issue final approval for PB-26-15.

4. PB-26-18 – Boundary Line Adjustment – 35 & 39 Kendall Rd:

Board Action: Voted unanimously to issue final approval for PB-26-18.

III. Public Hearing:

- 1. PB-26-21 - Major Site Plan - Bensonwood Parking Lot Modifications, 25 Production Ave**
- Applicant Bensonwood, on behalf of owner LIDA Realty LLC, proposes to construct a new 46-space employee parking area and make associated site improvements on the parcel at 25 Production Ave (TMP #110-007-000). The parcel is 6.87-ac in size and is located in the Industrial District.

Board Action: Voted unanimously to approve PB-26-21 as shown on the plan set identified as "Employee Parking; 25 Production Avenue, Keene New Hampshire" prepared by SVE Associates at varying scales on July 10, 2025 and last revised on August 11, 2026 with the following conditions:

1. Prior to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:
 - a. Submittal of an approved NHDES Shoreland Permit and the inclusion of the approved permit number on the proposed conditions plan.
 - b. Owner's signature appears on the plans.
 - c. Submittal of five (5) full-size paper copies and a flattened PDF version of the final plan set.
 - d. Submittal of a security to cover the cost of landscaping, sediment and erosion control measures, and as-built plans in a form and amount acceptable to the Community Development Director.
 - e. Delineation of wetlands on the site plan.
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 the Community Development Director or their designee.
 - 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.

IV. Opportunity Zone 2.0 Nomination

Board Action: Voted unanimously to direct the Planning Board Chair to submit a letter support for the City of Keene's Housing Opportunity Zone 2.0 Expansion nomination.