



PLANNING BOARD

September 28, 2026

6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on September 28, 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 – August 24, 2026

Board Action: *Voted unanimously to approve the meeting minutes of August 24, 2026 with the following amendments: add the word "a" before the word "powerline" on line 142 and add the word "area" after the word "grassed" on line 173.*

II. Final Vote on Conditional Approvals

1. PB-26-21 – Major Site Plan – Bensonwood, 25 Production Ave:

Board Action: *Voted unanimously to issue final approval for PB-26-21.*

III. Boundary Line Adjustment:

- 1. PB-26-28 - Boundary Line Adjustment - Ash Brook Ct** - Applicant GM2 Associates Inc., on behalf of owner The State of NH, proposes to transfer ~1.4-ac of land from the ~11.4-ac parcel at 6-15 Ash Brook Ct (TMP #110- 001-000) in the Agriculture District to the ~0.74-ac parcel at 0 Ash Brook Ct (TMP #109-029-000) in the Commerce District.

Board Action: *Voted unanimously to approve PB-26-28 as shown on the plan set titled "Boundary Line Adjustment Survey" prepared by GM2 Associates, Inc. at a scale of 1"=60' and dated September 11, 2026 with the following conditions:*

- 1. Prior to final approval and signature of the plans by the Planning Board Chair, the following conditions precedent shall be met:*
 - a. Owner's signature appears on the final plans.*
 - b. Submittal of two (2) mylar copies of the final plan set.*
 - c. Inspection of lot monuments by the Public Works Director, or in lieu of this, the submittal of a security in a form and amount acceptable to the Public Works Director to cover the cost of this inspection.*

IV. Public Hearings

1. **PB-26-26 - Major Site Plan & Congregate Living & Social Services Conditional Use Permit - Anew Behavioral Health, 232 Winchester St** - Applicant and owner, Anew Behavioral Health LLC, 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 issue final approval for PB-26-26 as shown in the application and supporting materials submitted to the Community Development Department on August 3, 2026 and last revised on September 4, 2026, with the following condition subsequent to the final approval and signature of the plans by the Planning Board Chair:*

1. *The Applicant shall obtain all required state and local permits and approvals.*
2. **PB-26-29 - Major Site Plan - Fast Food Restaurant, 348 Winchester St** - Applicant Bohler Engineering, on behalf of owner Riverside Improvements LLC, proposes to demolish the former Rite Aid building and construct an ~4,576-sf fast food restaurant with a drive-thru on the parcel at 348 Winchester St (TMP #111-004-000). A waiver is requested from Section 21.6.2.B.2 to allow for the drive-through to be located along the western building facade adjacent to Winchester St. The building is located in Riverside Plaza, which is ~18.7-ac in size and is located in the Commerce District.

Board Action: *Voted unanimously to continue the public hearing for PB-26-29 to October 26, 2026 at 6:30 PM."*

- V. **City Council Referral** - Request for written findings from the Planning Board to support a temporary moratorium on data centers and cryptocurrency mining facilities.

Board Action: *Voted unanimously to recommend City Council pursue an ordinance enacting a one-year moratorium on data centers or similar uses based on the following findings:*

A. New or rapidly evolving land use

Data centers represent a new and rapidly expanding form of industrial land use at a scale that is not specifically addressed in the City's current Land Development Code.

B. Inadequacy of existing regulations

The current zoning framework:

- *Does not differentiate between traditional and emerging large-scale (or "hyperscale") Data Centers*
- *Does not define or regulate Cryptocurrency Mining Facilities*
- *Does not include conditions or performance standards reflecting their unique impacts*
- *Does not address the potential scale and/or intensity of these facilities*

As a result, without a moratorium, development could proceed in a manner inconsistent with the City's goals and needs before regulations are put in place.

C. Potential impacts require further consideration

The Planning Board has identified several areas of concern:

- *Water resources, including impacts on aquifers and groundwater*
- *Public and environmental health, including from waste heat generation, noise, and pollution*
- *Energy needs, including uniquely high demand and potential need for new infrastructure*
- *Fiscal impacts, especially the uncertainty related to the relative municipal tax revenue and municipal costs resulting from the use*
- *Transportation concerns, including traffic resulting from construction or during power outages.*

D. Risk of premature development

Absent a moratorium, there is a substantial risk that data center projects may be proposed under existing regulations, such projects could vest development rights inconsistent with future regulation and with the master plan, and the City's ability to thoughtfully plan its long-term future would be compromised.

E. Consideration of the Master Plan

The proposed moratorium is consistent with the following goals in the 2025 Comprehensive Master Plan:

Thriving Economy Pillar

- *Prioritize economic sustainability and resiliency*

Connected Mobility

- *Create a connected and accessible network of multi-modal transportation infrastructure*
- *Prioritize vulnerable road users in infrastructure design, operations, and maintenance*
- *Expand and promote environmentally sustainable mobility options that are convenient and attractive*

Vibrant Neighborhoods

- *Support a built environment that encourages social connections and interactions*
- *Foster a high quality of life for all residents*
- *Ensure safe and efficient movement around town*

Adaptive Workforce Pillar:

- *Meet quality of life needs and reduce workforce barriers, such as housing availability, childcare, and transportation*
- *Prioritize workforce and community health and wellness*

Flourishing Environment Pillar:

- *Promote smart land use and development*
- *Prioritize environmental protection and sustainability*
- *Sustainable Energy Plan:*
 - o *Meet 100% of the electricity needs of all Keene residents, businesses, and other electricity customers with renewable sources of energy by 2030.*
 - o *Meet the community's transportation, heating, and cooling needs using renewable sources of energy by 2050.*