



City of Keene Minor Project Review Committee

Pre-submission Meeting

AGENDA

Thursday, October 29, 2026 9:00 AM City Hall, 2nd Floor Conference Room

A. **Call to Order** – Roll Call

B. **Scheduled Pre-submission Inquiry**

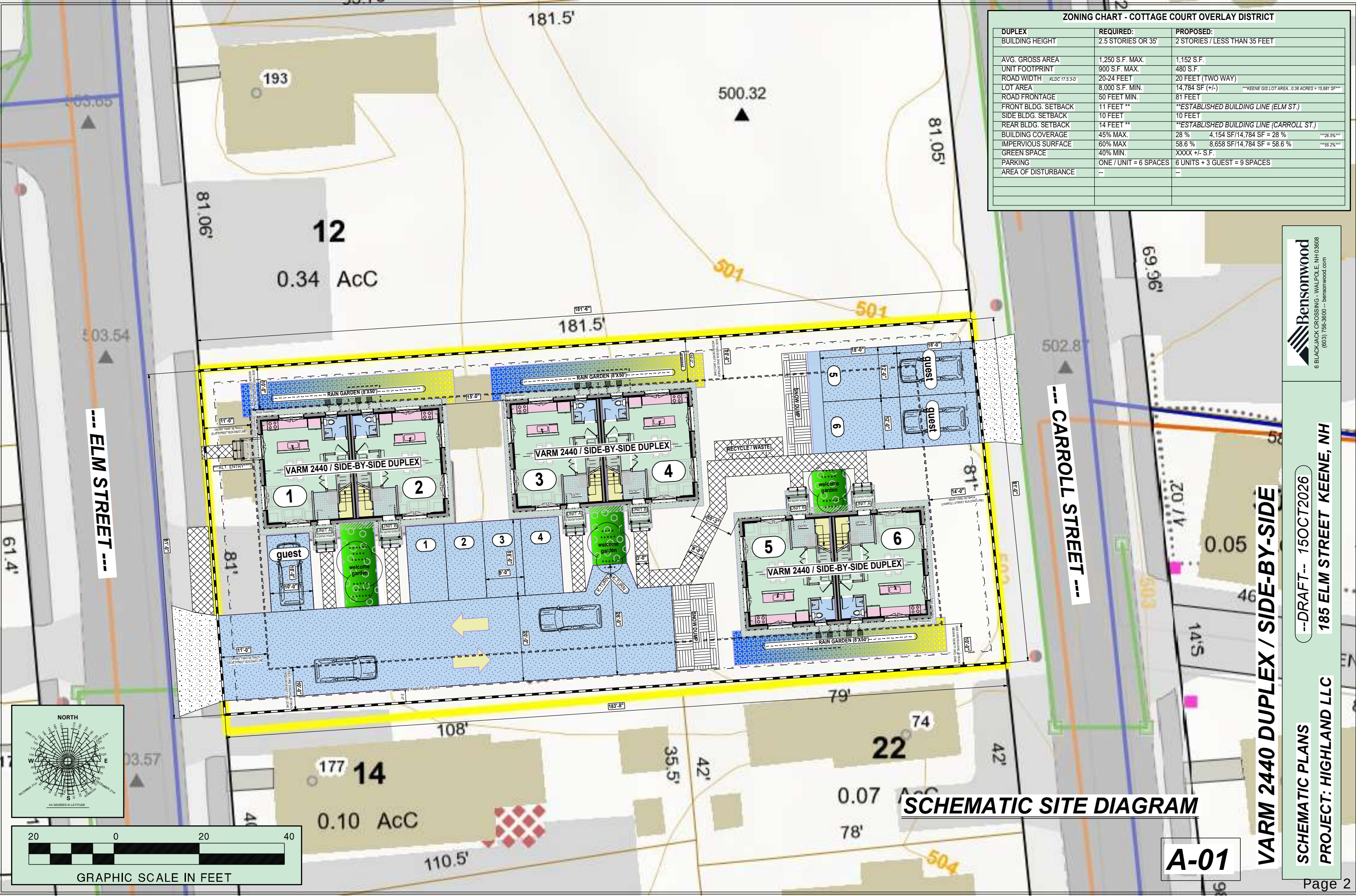
- a. **Conceptual Planning Board Application** – The ~0.36-ac parcel at 185 Elm St (TMP #549-013-000) is owned by Highland LLC and is located in the Medium Density District.

C. **Walk-in Pre-submission Inquiries**

D. **Upcoming Meeting Dates**

- Pre-submission Meeting – December 3, 2026 at 9:00 am
- 1st Monthly MPRC Meeting – December 3, 2026 at 10:00 am
- 2nd Monthly MPRC Meeting – December 17, 2026 at 10:00 am (*if needed*)

ZONING CHART - COTTAGE COURT OVERLAY DISTRICT		
DUPLEX	REQUIRED:	PROPOSED:
BUILDING HEIGHT	2.5 STORIES OR 35'	2 STORIES / LESS THAN 35 FEET
AVG. GROSS AREA	1,250 S.F. MAX.	1,152 S.F.
UNIT FOOTPRINT	900 S.F. MAX.	480 S.F.
ROAD WIDTH	20-24 FEET	20 FEET (TWO WAY)
LOT AREA	8,000 S.F. MIN.	14,784 SF (+/-) ***KEENE GIS LOT AREA - 0.36 ACRES = 15,681 SF***
ROAD FRONTAGE	50 FEET MIN.	81 FEET
FRONT BLDG. SETBACK	11 FEET **	**ESTABLISHED BUILDING LINE (ELM ST.)
SIDE BLDG. SETBACK	10 FEET	10 FEET
REAR BLDG. SETBACK	14 FEET **	**ESTABLISHED BUILDING LINE (CARROLL ST.)
BUILDING COVERAGE	45% MAX.	28 % 4,154 SF/14,784 SF = 28 % ***26.5%***
IMPERVIOUS SURFACE	60% MAX.	58.6 % 8,658 SF/14,784 SF = 58.6 % ***55.2%***
GREEN SPACE	40% MIN.	XXXX +/- S.F.
PARKING	ONE / UNIT = 6 SPACES	6 UNITS + 3 GUEST = 9 SPACES
AREA OF DISTURBANCE	--	--



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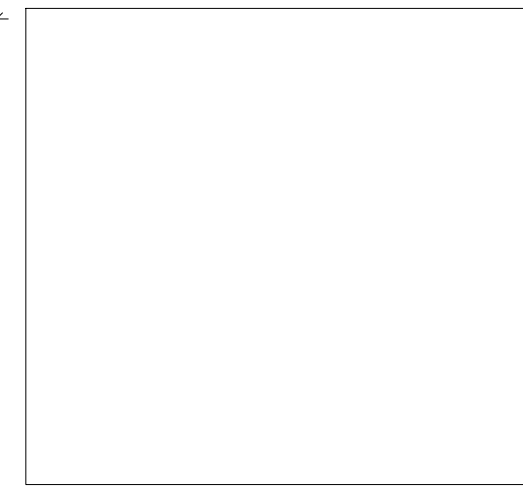
--DRAFT-- 15OCT2026
185 ELM STREET KEENE, NH

SCHEMATIC PLANS
PROJECT: HIGHLAND LLC

VARM 2440 DUPLEX / SIDE-BY-SIDE

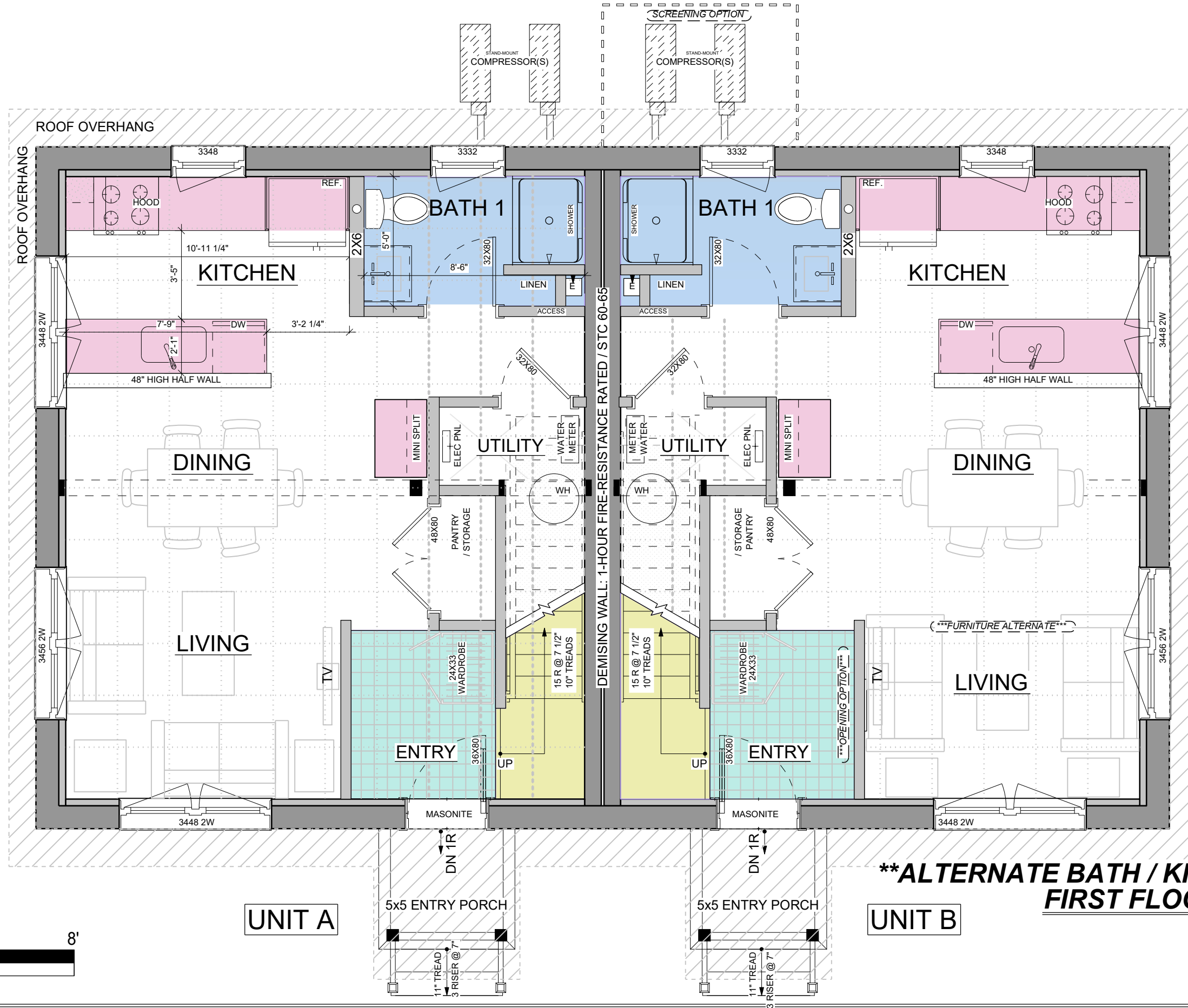
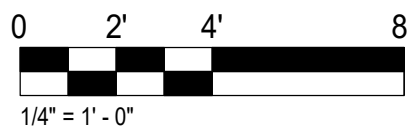
SCHEMATIC SITE DIAGRAM

A-01



UNIT B

A-02

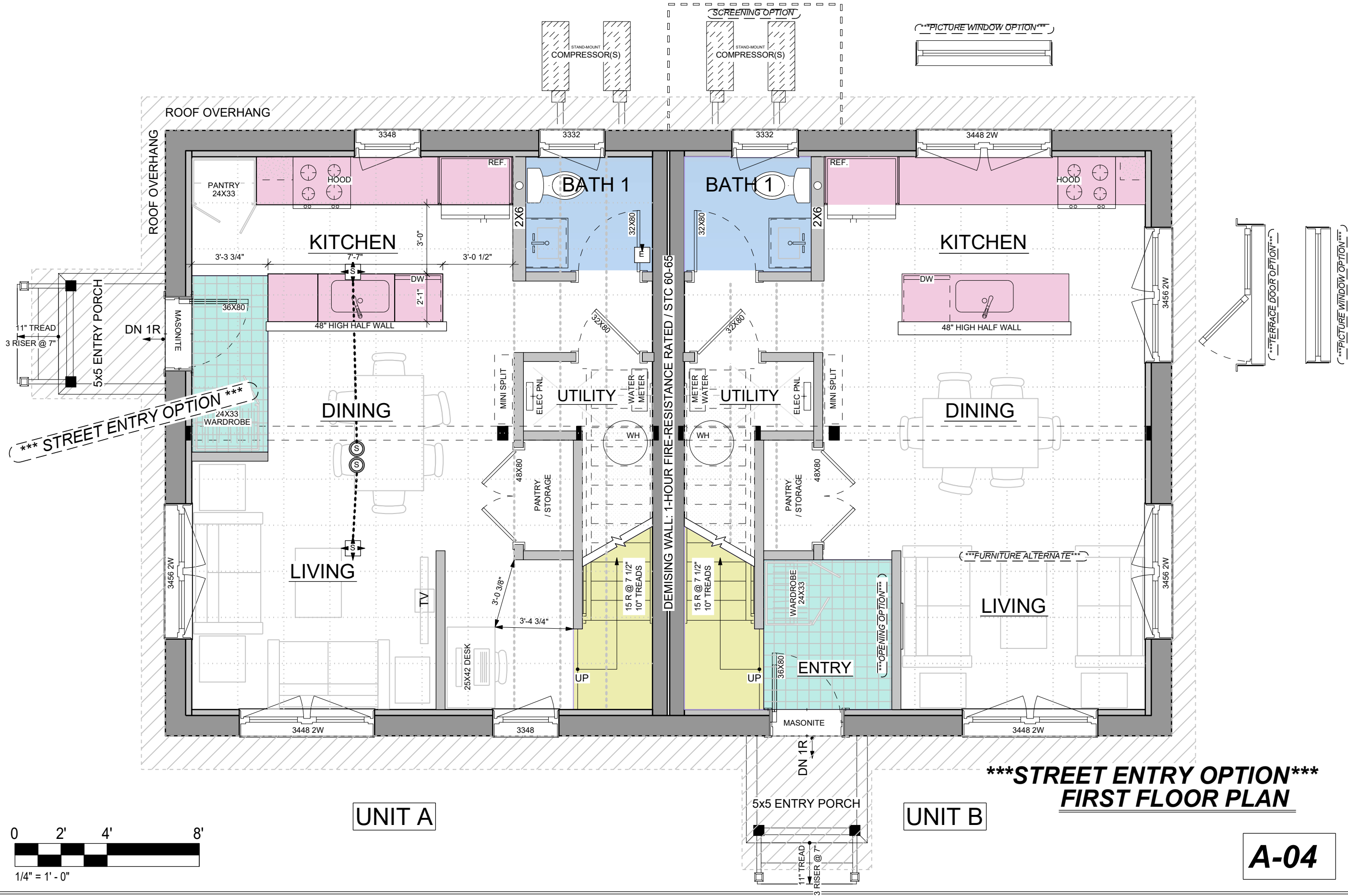
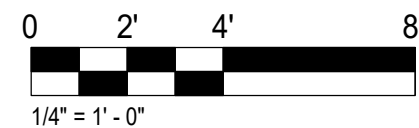


VARM 2440 DUPLEX / SIDE-BY-SIDE

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UNIT A

UNIT B

A-04

STREET ENTRY OPTION
FIRST FLOOR PLAN

VARM 2440 DUPLEX / SIDE-BY-SIDE

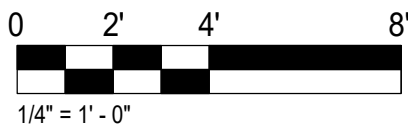
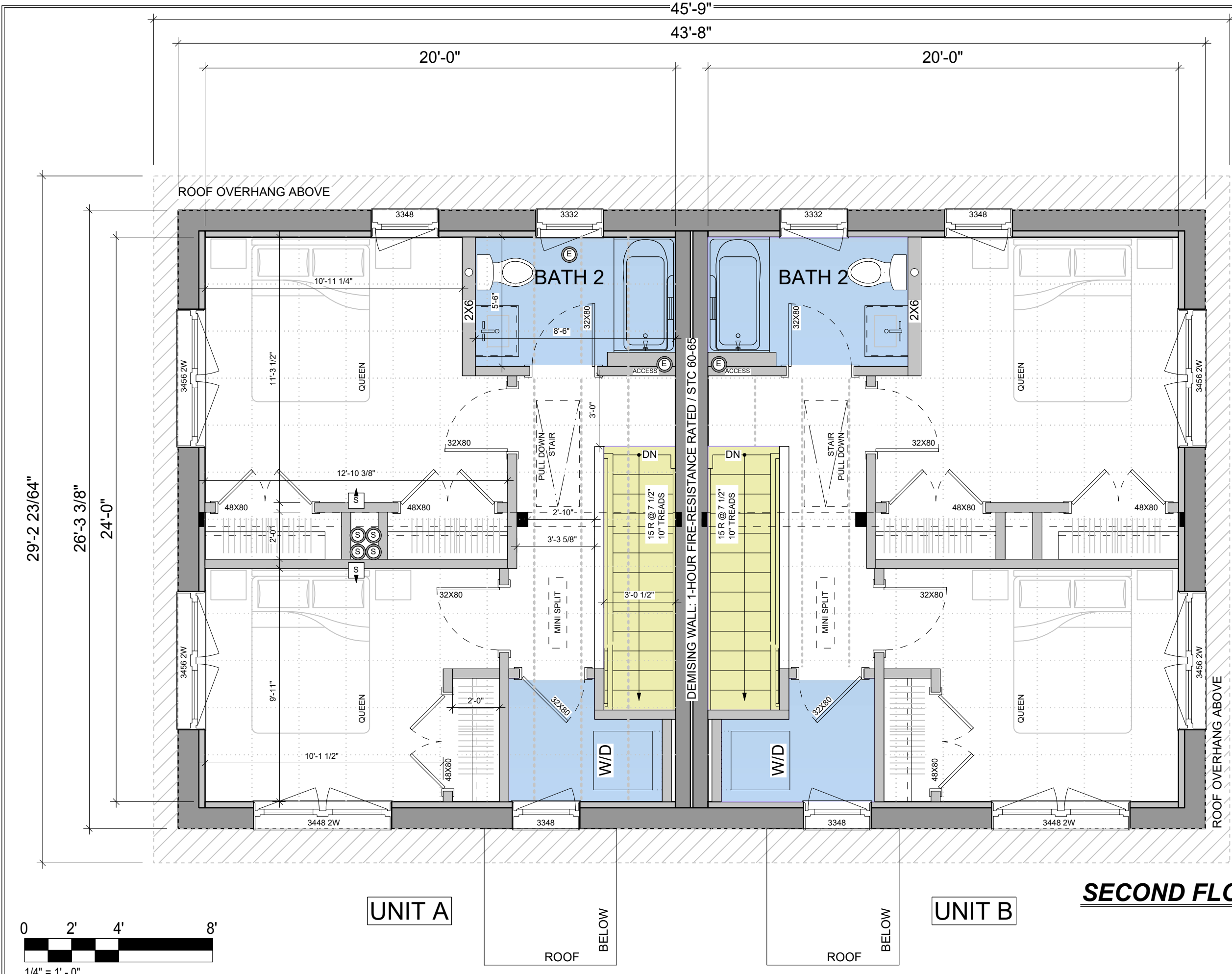
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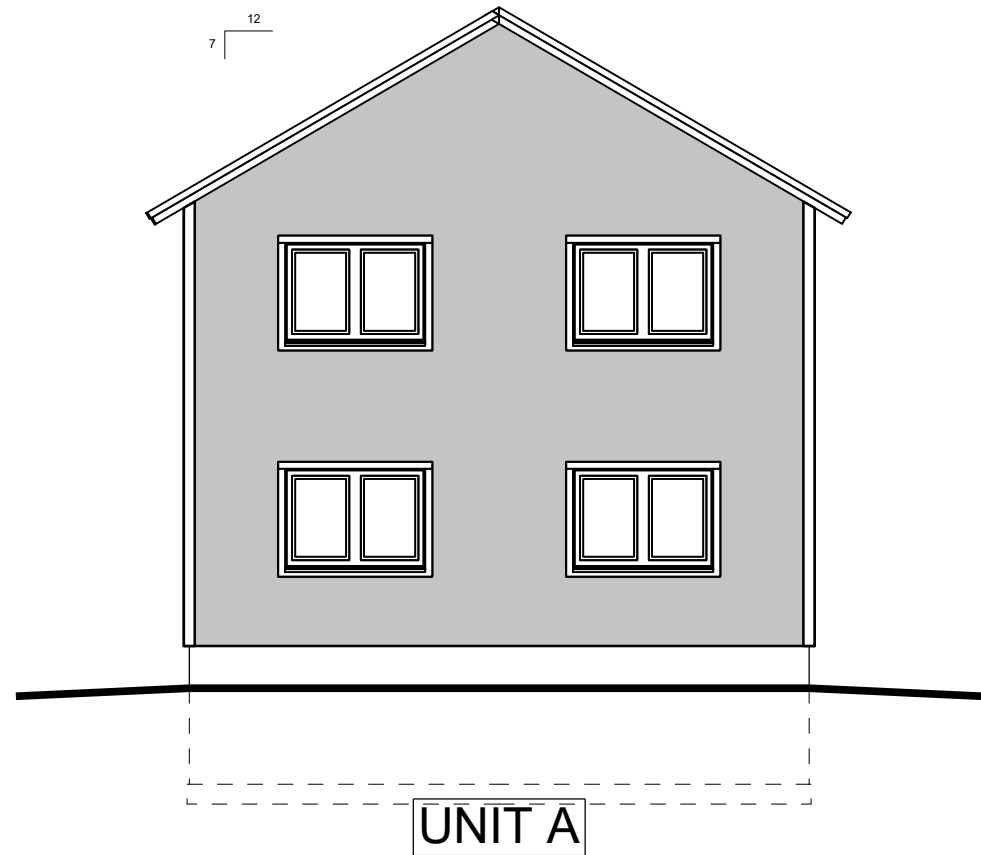


VARM 2440 DUPLEX / SIDE-BY-SIDE

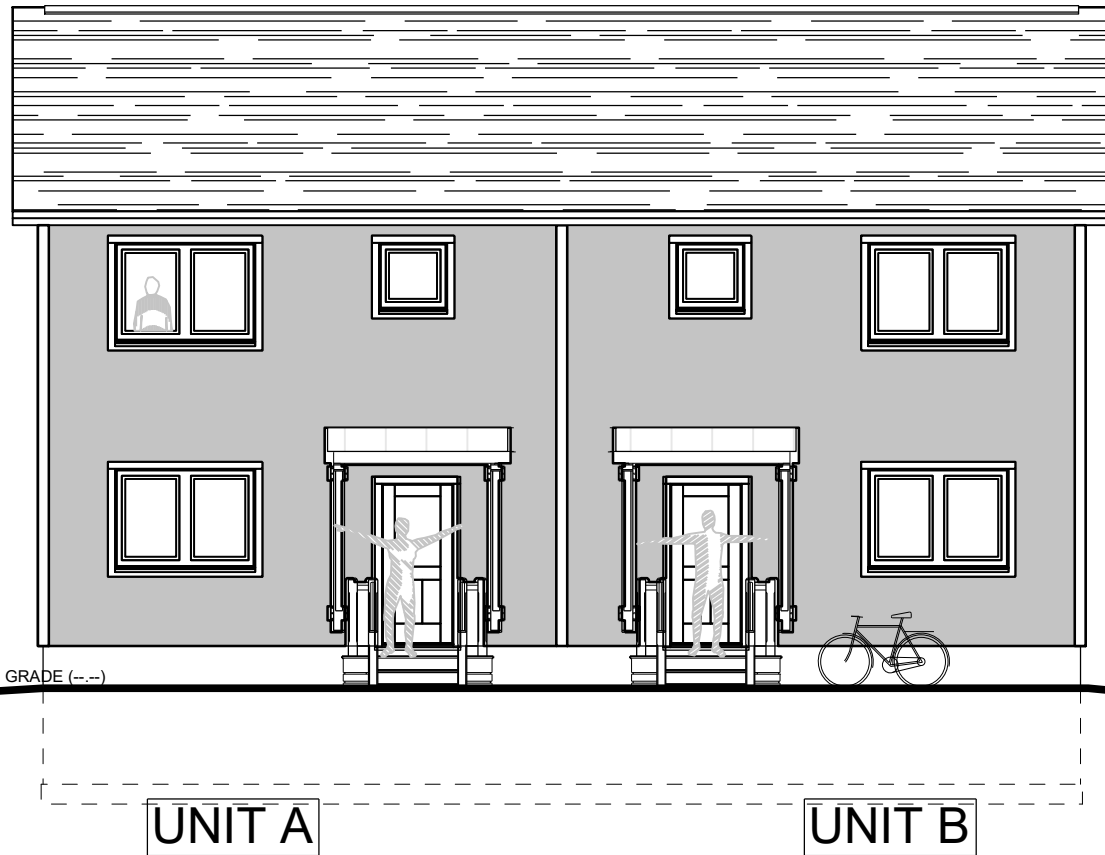
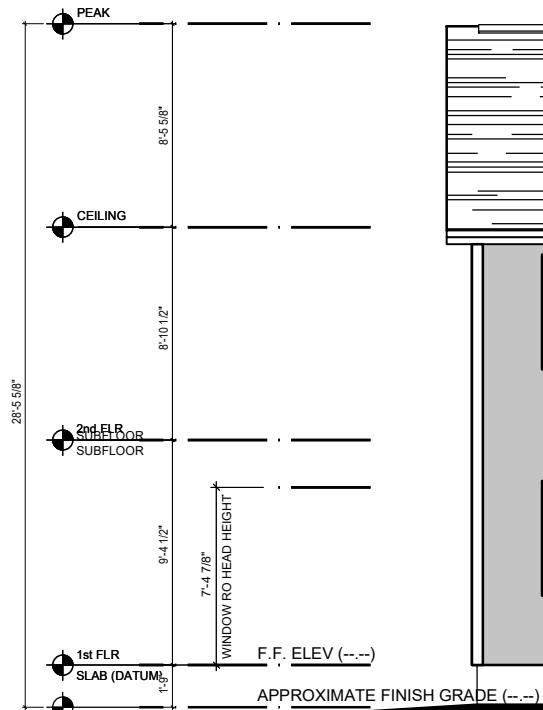
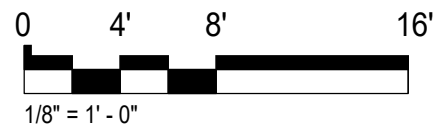
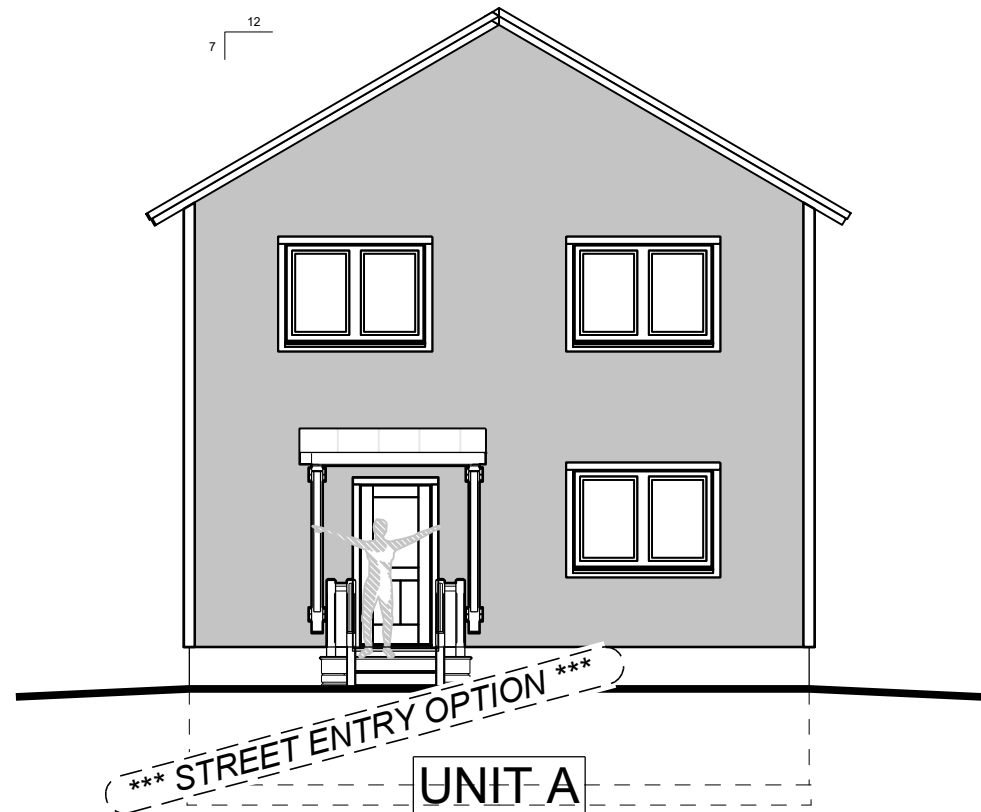
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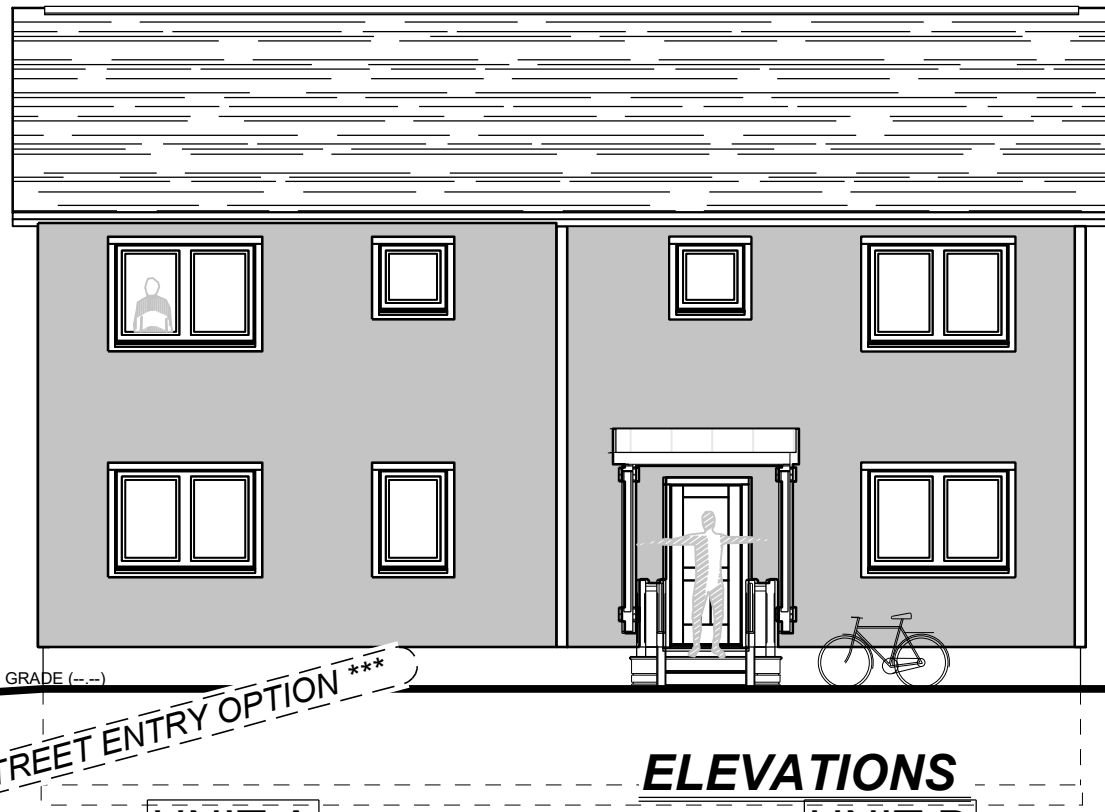
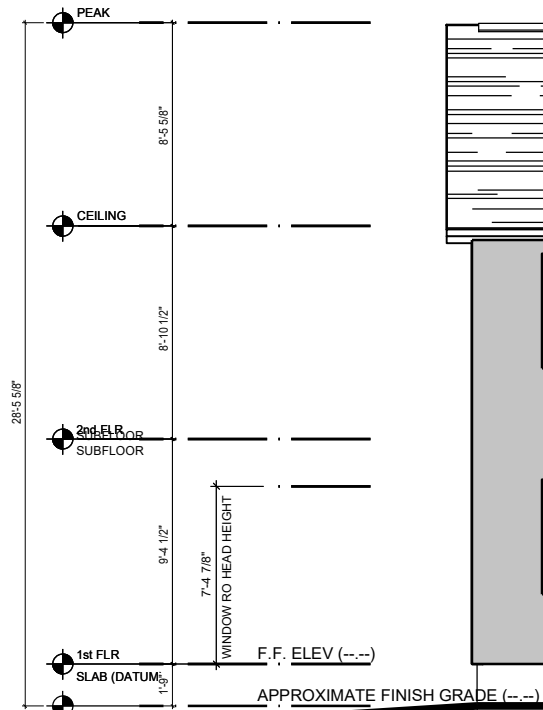
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1 EXTERIOR ELEVATION - EAST
(FRONT YARD, ELM STREET)



1 EXTERIOR ELEVATION - SOUTH
(PARKING & SIDE YARD)



1 EXTERIOR ELEVATION - SOUTH
(PARKING & SIDE YARD)

ELEVATIONS

A-06

VARM 2440 DUPLEX / SIDE-BY-SIDE

SCHEMATIC PLANS

PROJECT: HIGHLAND LLC

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