



PLANNING BOARD
Council Chambers A, Keene City Hall
November 27, 2023
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES FROM PRECEDING MEETING - October 23, 2023

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. EXTENSION REQUEST

1. **S-04-22 & SPR-04-22 – Conservation Residential Development Subdivision and Site Plan – 0 Drummer Rd** – Applicant Fieldstone Land Consultants, on behalf of owner C. Eric Farris, requests a second extension to the deadline to satisfy the precedent conditions of approval for the proposed 6-lot subdivision of the property located at 0 Drummer Rd (TMP# 515-015-000) and construction of four, 5-unit multifamily residences and one, 6-unit multifamily residence. The property is 13.1 acres and is located in the Low Density District.

D. BOUNDARY LINE ADJUSTMENT

1. **S-11-23 – Boundary Line Adjustment & Street Access Permit – 143 & 147 Main St & 0 Davis St** – Applicant Brickstone Land Use Consultants, on behalf of owners 143 Main LLC & 147-151 Main Street LLC, proposes to merge the 0.12-ac parcel at 0 Davis St (TMP# 584-059-000) with the existing 0.15-ac parcel at 143 Main St and the 0.19-ac parcel at 147 Main St (TMP#s 584-061-000 & 584-060-000) and adjust the common lot line between these two parcels. A new curb cut is also proposed along Main St to access the parcel at 143 Main St. All parcels are located in the Downtown Core District.

E. PUBLIC HEARING

1. **CLSS-CUP-03-23 – Congregate Living & Social Services Conditional Use Permit** – Keene Serenity Center, 24 Vernon St - Applicant Keene

Serenity Center, on behalf of owner Monadnock Area Peer Support Agency, proposes to operate a group resource center on the property at 24 Vernon St (TMP #568-058-000). The site is 0.28 ac and is located in the Downtown Core District.

F. MASTER PLAN STEERING COMMITTEE

G. STAFF UPDATES

H. NEW BUSINESS

I. UPCOMING DATES OF INTEREST

1.

- Joint Committee of the Planning Board and PLD – December 11th, 6:30 PM
- Planning Board Steering Committee – December 5th, 11:00 AM
- Planning Board Site Visit – December 13th, 8:00 AM – To Be Confirmed
- Planning Board Meeting – December 18th, 6:30 PM