



PLANNING BOARD
Council Chambers A, Keene City Hall
April 22, 2024
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES FROM PRECEDING MEETING - March 25, 2024

B. EXTENSION REQUEST

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 the Monadnock Area Peer Support Agency, requests a first extension to the timeframe to satisfy the precedent conditions of approval for the Congregate Living & Social Services Conditional Use Permit application, CLSS-CUP-03-23, for the operation of a group resource center on the property at 24 Vernon St (TMP #568-058-000). The parcel is 0.28 ac and is located in the Downtown Core District.

C. FINAL VOTE ON CONDITIONAL APPROVALS

D. PUBLIC HEARINGS

1. **S-09-23, Modification #1 – Subdivision – 284 West Surry Rd -**
Applicants and owners Corbet & Colline Cook, propose to modify the 3-lot subdivision, S-09-23, of their property at 284 West Surry Rd (TMP #206-025-000) that received final approval from the Planning Board in January 2024 to remove a note related to fire protection from the approved subdivision plan. The parent parcel is ~9.19 ac and the new parcels range in size from ~2 ac to ~5.16 ac. All land is located in the Rural District.
2. **SPR-12-17, Modification #2 – Site Plan – Archway Farm, 183 Arch St -**
Applicant Don Scott LA Design, on behalf of owners Mark & Alona Florenz, proposes to construct an ~512-sf addition to the existing Archway Farm kitchen and store building and make associated site modifications, including the relocation of an existing curb cut, the installation of new lighting and landscaping, and the creation of additional

parking on the property at 183 Arch St (TMP #107-001-000). The parcel is ~53 ac and is located in the Agriculture District.

- E. Changes to Planning Board Application Fee Schedule: The City of Keene Community Development Department proposes to amend sections of Article 25, “Application 1 of 61 Procedures” of the Land Development Code and Chapter 100 of Appendix B of the City Code of Ordinances to change the certified mailing requirement to a “Certificate of Mailing”; create a fee for Cottage Court Overlay Conditional Use Permit applications; and establish fees for Earth Excavation Permit applications.**

F. DISCUSSION TOPIC

G. MASTER PLAN UPDATE

1. Project Updates

H. STAFF UPDATES

I. NEW BUSINESS

J. UPCOMING DATES OF INTEREST

1.
 - Joint Committee of the Planning Board and PLD – May 13th, 6:30 PM
 - Planning Board Steering Committee – May 7th, 11:00 AM
 - Planning Board Site Visit – May 15th, 8:00 AM – To Be Confirmed
 - Planning Board Meeting – May 20th, 6:30 PM