



PLANNING BOARD
Council Chambers A, Keene City Hall
October 28, 2024
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES FROM PRECEDING MEETING - September 23, 2024

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. PUBLIC HEARINGS:

1. **PB-2024-13 – 2-Lot Subdivision – Habitat for Humanity, 0 Old Walpole Rd –** Applicant Monadnock Land Planning, on behalf of owner Monadnock Habitat for Humanity Inc., proposes to subdivide the ~7.18-ac parcel at 0 Old Walpole Rd (TMP #503-005-000) into two lots ~2.35-ac and ~4.83-ac in size. The parcel is located in the Rural District.
2. **PB-2024-14 – Cottage Court Conditional Use Permit, Hillside Protection Conditional Use Permit, & Major Site Plan – Timberlane Woods Development, 0 Drummer Rd -** Applicant Fieldstone Land Consultants, on behalf of owner Christopher Farris, proposes a Cottage Court Development consisting of 6 buildings and a total of 36 units on the parcel at 0 Drummer Rd (TMP #515-015-000). A Hillside Protection Conditional Use Permit is requested for impacts to steep slopes. The parcel is ~13.1-ac in size and is located in the Low Density District.

D. ADVICE AND COMMENT

1. **Cottage Court Development & Surface Water CUP – 0 Court St, TMP #228-016-000 –** Fieldstone Land Consultants, on behalf of owner Guitar Homes LLC, is seeking input from the Planning Board regarding a potential Cottage Court Development & Surface Water Conditional Use Permit (CUP). The parcel is located in the Low Density District.

E. Master Plan Update (<https://keenemasterplan.com/>)

F. Training on Site Development Standards – Snow Storage & Removal, Landscaping, & Screening

G. STAFF UPDATES

H. NEW BUSINESS

I. UPCOMING DATES OF INTEREST

1.

- Joint Committee of the Planning Board and PLD – Tuesday, November 12th, 6:30 PM
- Planning Board Steering Committee – November 12th, 11:00 AM
- Planning Board Site Visit – November 20th, 8:00 AM – To Be Confirmed
- Planning Board Meeting – November 25th, 6:30 PM