



PLANNING BOARD
Council Chambers A, Keene City Hall
November 25, 2024
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES FROM PRECEDING MEETING - October 28, 2024

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. PUBLIC HEARINGS:

1. **PB-2024-15 – Major Site Plan – Monadnock Conservancy, 0 Ashuelot St** - Applicant the Monadnock Conservancy, on behalf of owner JRR Properties LLC, proposes to construct a ~6,215-sf office building and make associated site improvements on the parcel at 0 Ashuelot St (TMP #567-001-000). The parcel is ~3.53-ac in size and is located in the Commerce District.
2. **PB-2024-16 – Major Site Plan – Kia, 440 Winchester St** - Applicant Hutter Construction Corp, on behalf of owner 434-440 Winchester LLC, proposes to construct a new ~15,365-sf Kia dealership in place of the existing ~9,950-sf building and make associated site modifications on the property at 440 Winchester St (TMP #115-004-000). A Surface Water CUP is requested for temporary impacts within the 30' wetland buffer. Waivers are requested from Section 20.14.3.D, Section 21.7.3.C, and Section 21.7.4.A.1 of the LDC to allow for parking in front of the building and allowed lighting levels. The parcel is 2.23-ac in size and is located in the Commerce Limited District.

D. MASTER PLAN UPDATE (<https://keenemasterplan.com/>)

E. TRAINING ON SITE DEVELOPMENT STANDARDS: Snow Storage, Screening, and Landscaping

F. STAFF UPDATES

G. NEW BUSINESS

H. UPCOMING DATES OF INTEREST

1.

- Joint Committee of the Planning Board and PLD – December 9th, 6:30 PM
- Planning Board Steering Committee – December 3rd, 11:00 AM
- Planning Board Site Visit –December 11th, 8:00 AM – To Be Confirmed
- Planning Board Meeting – December 16th, 6:30 PM