



PLANNING BOARD
Council Chambers A, Keene City Hall
December 16, 2024
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES FROM PRECEDING MEETING - November 25, 2024

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. PUBLIC HEARINGS:

1. **PB-2024-18 – Cottage Court Conditional Use Permit – 133 Roxbury St** - Applicant Unicron Management, on behalf of owner Mahantrashti Real Estate LLC, proposes the conversion of an illegal 7-unit building at 133 Roxbury St (TMP #569-099-000) into four units. The parcel is 0.25-ac in size and is located in the High Density District.

D. ADVICE AND COMMENT REGARDING POTENTIAL FOR REGIONAL IMPACT

1. Justin Daigneault of Granite Engineering, on behalf of owner G2 Holdings LLC, requests Planning Board consideration regarding the potential for “regional impact” as defined in RSA 36:55 for a proposed expansion of the gravel pit operation at 57 Route 9 (project EXP-01-22). The property is ~84.7 acres and is in the Rural District.

E. MASTER PLAN UPDATE (keenemasterplan.com)

F. TRAINING ON SITE DEVELOPMENT STANDARDS - Snow Storage, Landscaping, & Screening

G. ADOPTION OF 2025 MEETING SCHEDULE

H. STAFF UPDATES

I. NEW BUSINESS

J. UPCOMING DATES OF INTEREST

1.
 - Joint Committee of the Planning Board and PLD – January 13th, 6:30 PM
 - Planning Board Steering Committee – January 14th, 11:00 AM
 - Planning Board Site Visit –January 22nd, 8:00 AM – To Be Confirmed
 - Planning Board Meeting – January 27th, 6:30 PM