



PLANNING BOARD  
Council Chambers A, Keene City Hall  
April 28, 2025  
6:30 PM

**A. CALL TO ORDER - Roll Call**

**B. MINUTES OF PREVIOUS MEETING - March 24, 2025**

**C. FINAL VOTE ON CONDITIONAL APPROVALS**

**D. EXTENSION REQUEST**

1. **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 Ferris, requests a first extension to the deadline to satisfy the precedent conditions of approval for the proposed Cottage Court Development consisting of 6 buildings and 36 units on the parcel at 0 Drummer Rd (TMP #515-015-000). The property is 13.1-ac in size and is located in the Low Density District.

**E. PUBLIC HEARINGS**

1. **PB-2025-06 – Guitard Homes Cottage Court Development – Cottage Court Conditional Use Permit, Major Site Plan, & Surface Water Protection Conditional Use Permit – 0 Court St** – Applicant Fieldstone Land Consultants PLLC, on behalf of owner Guitard Homes LLC, proposes a Cottage Court Development consisting of 29 singlefamily units accessed by a private driveway on the undeveloped lot at 0 Court St (TMP #228-016-000). A Surface Water Protection CUP is requested for impacts to the 30' surface water buffer. Additionally, a waiver has been requested from Section 21.7.3.C of the LDC related to light trespass. The parcel is 9.7-ac in size and is located in the Low Density District.

**F. MASTER PLAN UPDATE ([keenemasterplan.com](http://keenemasterplan.com))**

**G. STAFF UPDATES**

1. Notice of Council Action – Request for Annual Reports from Boards and Commissions
2. Frequency of Updates on Administrative Planning and Minor Site Plan Approvals
3. Potential Modifications to the Site Plan Review Thresholds

**H. NEW BUSINESS**

**I. UPCOMING DATES OF INTEREST**

1.
  - Joint Committee of the Planning Board and PLD – May 12th, 6:30 PM
  - Planning Board Steering Committee – May 13th, 12:00 PM
  - Planning Board Site Visit – May 21st, 8:00 AM –To Be Confirmed
  - Planning Board Meeting – May 27th, 6:30 PM

**J. MORE TIME ITEMS**

1. Training on Site Development Standards - Snow Storage, Landscaping, & Screening

**K. ADJOURNMENT**