



PLANNING BOARD
Council Chambers A, Keene City Hall
September 29, 2025
6:30 PM

A. CALL TO ORDER - Roll Call

**MINUTES FROM PRECEDING MEETINGS - August 25, 2025, and
September 8, 2025**

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. PUBLIC HEARINGS:

1. **Appeal of Decision on Street Access Permit Exception Request – 15 Crestview St** – Applicants and owners, Christopher Jager & Brittany Hill, are requesting an appeal of a denied Street Access Permit exception request from Section 23.5.4.A.8 of the Land Development Code related to the allowed driveway width for single- and two-family homes. The parcel is 0.22-ac in size and is located in the Low Density District.
2. **PB-2025-18 – Major Site Plan – Change of Use – Key Road Plaza, 109-147 Key Rd** – Applicant Anagnost Companies, on behalf of owner Key Road Development LLC, proposes to convert ~61,526-sf of existing retail space in the Key Road Plaza development into a charitable gaming facility for Revo Casino & Social House. The parcel is ~5.8-ac in size and is located at 109-147 Key Rd (TMP #110-022-000) and is located in the Commerce District.
3. **2025 Comprehensive Master Plan** – In accordance with NH RSA 674:4 and NH RSA 675:6, the Keene Planning Board will hold a public hearing on the City of Keene 2025 Comprehensive Master Plan. The plan is available for review at KeeneNH.gov and at City Hall in the Community Development Dept.

D. City Council Referral: R-2025-26 Relating to an Amended Return of Layout for a Public Right-of-Way Known as Grove Street – City Council has requested Planning Board review and recommendation regarding a

proposal to return ~257 sf of land from Grove Street to the adjacent parcel located at 0 Grove St. (TMP #585-057-000).

E. STAFF UPDATES

1. Site Plan Review Thresholds
2. Correspondence

F. NEW BUSINESS

G. UPCOMING DATES OF INTEREST

1.
 - Joint Committee of the Planning Board and PLD – Tuesday, October 14th, 6:30 PM
 - Planning Board Steering Committee – October 14th, 12:00 PM
 - Planning Board Site Visit – October 22nd, 8:00 AM – To Be Confirmed
 - Planning Board Meeting –October 27th, 6:30 PM

H. ADJOURNMENT