



PLANNING BOARD  
Council Chambers A, Keene City Hall  
October 27, 2025  
6:30 PM

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

**MINUTES FROM PRECEDING MEETING - September 26, 2025, and September 29, 2025**

**B. FINAL VOTE ON CONDITIONAL APPROVALS**

**C. EXTENSION REQUEST**

1. **PB-2025-06 – Cottage Court Development, Surface Water Protection Conditional Use Permit, & Major Site Plan – Guitard Homes, 0 Court St** – Applicant Fieldstone Land Consultants PLLC, on behalf of owner Guitard Homes LLC, requests a first extension to the deadline to satisfy the precedent conditions of approval for the proposed 29-unit single-family Cottage Court Development on the undeveloped lot at 0 Court St (TMP #228-016-000). The parcel is 9.7-ac in size and is located in the Low Density District.
2. **PB-2024-14 – Cottage Court Conditional Use Permit, Hillside Protection Conditional Use Permit, & Major Site Plan – Timberlane Woods Development, 0 Drummer Rd** – Owner Christopher Farris requests a second extension to satisfy the precedent conditions of approval for the proposed 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 was requested for impacts to steep slopes. The parcel is ~13.1-ac in size and is located in the Low Density District.

**D. BOUNDARY LINE ADJUSTMENT**

1. **PB-2025-19 – 35 & 39 Kendall Rd – Boundary Line Adjustment** – Applicant Mrs. Ashley Fetchero, on behalf of owner Mr. & Mrs. John Fetchero and Mr. Charles Henry, proposes to transfer ~0.09-ac of land from the ~0.58-ac parcel at 35 Kendall Rd to the ~0.45-ac parcel at 39

Kendall Rd (TMP#s 540-013-000 & 540-012-000). The parcels are both located in the Low Density District.

## E. PUBLIC HEARINGS

1. **Request to Revoke PB-2024-08 – Cottage Court Conditional Use Permit – Townhomes, 15 Colony Ct** - Per NH RSA 676:4-a, applicant and owner POMAH LLC, proposes to revoke the Planning Board approval of a Cottage Court CUP, PB-2024-08, to construct a two-unit building on the parcel at 15 Colony Ct (TMP# 535-012-000) as the two units are now allowed by right. The parcel is 0.18-ac in size and is located in the Medium Density District.
2. **PB-2025-17 – 5-Lot Subdivision – Markem Image, 150 Congress St –** Applicant Fieldstone Land Consultants PLLC, on behalf of owner Markem-Image Corporation, proposes to subdivide the existing ~31-ac parcel at 150 Congress St (TMP #598-002- 000) into five lots that will be ~0.17-ac, ~3.52-ac, ~4.08-ac, ~6.40-ac, and ~17.69-ac in size. The parcel is located in both the Industrial Park & Conservation Districts.
3. **PB-2025-20 – Major Site Plan – Solar Array – 0 Rose Lane –** Applicant Rose Lane Solar LLC, on behalf of owner the City of Keene, proposes to construct a medium-scale ground mounted solar array on the parcel at 0 Rose Lane (TMP# 113-002-000). A waiver has been requested from Section 21.6.2.C.3 of the Land Development Code related to the required screening for supplementary mechanical equipment. The parcel is ~13.2-ac in size and is located in the Industrial District.
4. **Amendments to the Planning Board Regulations:** The Planning Board proposes to amend the site plan review thresholds in Section 26.12.3.A of the Land Development Code. The proposed changes include the creation of thresholds for commercial and multifamily street access permits, a modification to the threshold for new additions, and the creation of a threshold with regard to the number of new residential units proposed.

## F. STAFF UPDATES

## G. NEW BUSINESS

## H. UPCOMING DATES OF INTEREST

1.
  - Joint Committee of the Planning Board and PLD – November 10th, 6:30 PM
  - Planning Board Steering Committee – November 10th, 12:00 PM
  - Planning Board Site Visit – November 19th, 8:00 AM – To Be Confirmed
  - Planning Board Meeting –November 24th, 6:30 PM

**I. MORE TIME ITEMS**

1. Training on Site Development Standards - Screening

**J. ADJOURNMENT**