



PLANNING BOARD  
Council Chambers A, Keene City Hall  
November 24, 2025  
6:30 PM

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

**MINUTES OF PREVIOUS MEETING - October 27, 2025**

**B. FINAL VOTE ON CONDITIONAL APPROVALS**

**C. PUBLIC HEARING: AMENDMENTS TO THE PLANNING BOARD REGULATIONS** - The Planning Board proposes to amend its Subdivision Regulations, Site Development Standards, Earth Excavation Regulations, and Application Procedures in the Land Development Code, including Sections 20.2, 21.6, 25.3, 25.5, 26.10, 26.12, 26.14 and 26.19. The proposed amendments are intended to clarify language within the code, correct errors with respect to wording, update submittal requirements to match current practice, and reflect recent changes to state law regarding the timeframes for “Active and Substantial Development” and “Substantial Completion” of subdivision and site plan applications. In addition, the proposed amendments would modify the Board’s Site Plan Review Thresholds to create new thresholds for commercial and multifamily street access permits, modify the threshold for new additions, and establish thresholds for proposals to create new residential dwelling units.

**D. TRAINING ON SITE DEVELOPMENT STANDARDS**

1. Standard #6 - Screening & Standard #7 - Lighting

**E. STAFF UPDATES**

**F. NEW BUSINESS**

**G. UPCOMING DATES OF INTEREST**

1.

- Joint Committee of the Planning Board and PLD - December 8th, 6:30 PM
- Planning Board Steering Committee - December 9th, 12:00 PM
- Planning Board Site Visit - December 17th, 8:00 AM - To Be Confirmed
- Planning Board Meeting - December 22nd, 6:30 PM

## H. ADJOURNMENT