



PLANNING BOARD
Council Chambers A, Keene City Hall
December 22, 2025
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES OF PREVIOUS MEETING - November 24, 2025

B. ADOPTION OF THE 2026 MEETING SCHEDULE

C. FINAL VOTE ON CONDITIONAL APPROVALS

D. BOUNDARY LINE ADJUSTMENT

1. **PB-2025-30 – 91 & 105 Maple Ave – Boundary Line Adjustment –**
Applicant Huntley Survey & Design, on behalf of owners Cedarcrest and the 1st Baptist Church of Keene, proposes to transfer ~7.5-ac from the ~21.5-ac lot at 105 Maple Ave (TMP# 227-017-000) to the ~6.7-ac lot at 91 Maple Ave (TMP# 227-018-000). The 105 Maple Ave property is in the Low-Density District, and 91 Maple Ave is in the Conservation & Low-Density Districts.

E. PUBLIC HEARINGS

1. **31 Robbins Rd (TMP# 558-019-000) – Appeal of Street Access Permit Decision –** Applicant and owner Karin Royce is appealing a decision of the City Engineer to deny a request for an exception from Sect. 23.5.4.A.8 of the Land Development Code regarding allowed driveway width. The parcel is 0.41-ac in size and is in the Low-Density District.
2. **PB-2025-31 – 62 Maple Ave – Cheshire Medical Center 2-lot Subdivision –** Applicant Huntley Survey & Design, on behalf of owner Cheshire Medical Center, proposes to subdivide the ~50-ac lot located at 62 Maple Ave (TMP# 227-006-000) into two lots ~1.3-ac and ~48.6-ac in size. The parcel is in the Industrial Park District.
3. **PB-2025-28 – 98 Peg Shop Rd – 2-lot Subdivision –** Applicant DiBernardo Associates, on behalf of owners Mitchell & Erika Greenwald,

proposes to subdivide the ~33-ac lot located at 98 Peg Shop Rd (TMP# 232-022-000) into two lots ~28-ac and ~5-ac in size. The property is in the Rural District.

4. **PB-2025-29 – 454 Elm St – Cottage Court CUP, Surface Water Protection CUP, & Major Site Plan** – Applicant Fieldstone Land Consultants PLLC, on behalf of owners Paul Chester & Gail Marie Dubriske, proposes to redevelop the property at 454 Elm St (TMP# 521-004-000) into a Cottage Court Development with 18 single-family dwellings. A surface water protection CUP is requested for ~1,435-sf of impact within the 30-foot wetland buffer. The parcel is ~2.3 ac in size and is in the Low-Density District.

F. STAFF UPDATES

G. NEW BUSINESS

H. UPCOMING DATES OF INTEREST

1.
 - Joint Committee of the Planning Board and PLD – January 12, 6:30 PM
 - Planning Board Steering Committee – January 13, 12:00 PM
 - Planning Board Site Visit – January 21, 8:00 AM – To Be Confirmed
 - Planning Board Meeting – January 26, 6:30 PM

I. MORE TIME ITEMS

1. Training on Site Development Standards: Standards 6 & 7 - Screening & Lighting

J. ADJOURNMENT