



PLANNING BOARD
Council Chambers A, Keene City Hall
January 26, 2026
6:30 PM

A. CALL TO ORDER - Roll Call

B. ELECTION OF CHAIR, VICE CHAIR, & STEERING COMMITTEE

MINUTES OF PREVIOUS MEETING - December 22, 2025

C. FINAL VOTE ON CONDITIONAL APPROVALS

D. CONTINUED PUBLIC HEARINGS:

1. **31 Robbins Rd – 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.

E. PUBLIC HEARING

1. **PB-2025-27 – Major Site Plan & Congregate Living & Social Services Conditional Use Permit – ANEW Behavioral Health, 232 Winchester Street** – Applicant Anew Behavioral Health, on behalf of owners David & Brianne Gray, proposes to convert the mixed-use building at 232 Winchester St (TMP #592-017-000) into a small group home with 8 beds. The parcel is ~0.4-ac in size and is located in the High Density District.

F. STAFF UPDATES

1. Overview of Administrative and Minor Project approvals issued from July-December 2025.

G. NEW BUSINESS

H. UPCOMING DATES OF INTEREST

1.

- Joint Committee of the Planning Board and PLD - February 9th, 6:30 PM
- Planning Board Steering Committee - February 10th, 12:00 PM
- Planning Board Site Visit - February 18th, 8:00 AM - To Be Confirmed
- Planning Board Meeting - February 23rd, 6:30 PM

I. MORE TIME ITEMS

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

J. ADJOURNMENT