



PLANNING BOARD  
Council Chambers A, Keene City Hall  
February 23, 2026  
6:30 PM

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

**MINUTES OF PREVIOUS MEETING - January 26, 2026**

**B. FINAL VOTE ON CONDITIONAL APPROVALS**

**C. PUBLIC HEARINGS:**

1. **PB-2026-01 – Cottage Court Conditional Use Permit – 87 Water St –**  
Applicant and owner, Elm City Properties, proposes to convert a carriage barn into a dwelling unit on the single-family property located at 87 Water St (TMP #585-059-000). The parcel is ~0.15-ac and is in the Residential Preservation District.
2. **PB-2025-18, Mod. 1 – Major Site Plan – Revo Casino, 109-147 Key Rd**  
- Applicant Concord Bingo Too LLC, on behalf of owner Key Road Development LLC, proposes to modify the architectural features and parking area associated with the charitable gaming facility located at 109-147 Key Rd (TMP# 110-022-000). The parcel is ~5.8-ac and is in the Commerce District.

**D. STAFF UPDATES**

**E. NEW BUSINESS**

**F. UPCOMING DATES OF INTEREST**

1.
  - Joint Committee of the Planning Board and PLD – March 9, 6:30 PM
  - Planning Board Steering Committee – February 10, 12:00 PM
  - Planning Board Site Visit – February 18, 8:00 AM – To Be Confirmed
  - Planning Board Meeting – February 23, 6:30 PM

**G. MORE TIME ITEMS**

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

**H. ADJOURNMENT**