



KEENE PLANNING BOARD
Council Chambers, Keene City Hall
April 27, 2026
6:30 PM

A. CALL TO ORDER & ROLL CALL

B. MINUTES FROM PRECEDING MEETING

1. March 23, 2026

C. EXTENSION REQUESTS

1. **PB-2025-06 – Cottage Court Conditional Use Permit, Major Site Plan, & Surface Water Protection Conditional Use Permit – Guitard Homes, Court St** – Applicant Fieldstone Land Consultants PLLC, on behalf of owner Guitard Homes LLC, requests a second 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.

D. FINAL VOTE ON CONDITIONAL APPROVALS

1. Applications Ready for Final Approval

E. BOUNDARY LINE ADJUSTMENT

F. CONTINUED PUBLIC HEARINGS:

G. PUBLIC HEARINGS

1. **PB-2025-21 – Subdivision & Surface Water Protection Conditional Use Permit** – Applicant Cardinal Surveying & Land Planning and applicants/owners Fernando & Marguerite Cyr propose to subdivide the ~10.6-ac lot at 315 Old Walpole Rd (TMP# 210-027-000) into a ~7.9-ac lot and a ~2.7-ac lot. About 7,815 sf of impact to the surface water buffer is

requested for a proposed driveway and grading for a leach field. The parcel is in the Rural district.

H. OTHER BUSINESS

I. STAFF UPDATES

1. Bicycle and Pedestrian Master Plan Update

J. NEW BUSINESS

UPCOMING DATES OF INTEREST

- Joint Committee of the Planning Board and PLD – May 11, 6:30 PM
Planning Board Steering Committee – May 12, 12:00 PM
Planning Board Site Visit – May 20 – To Be Confirmed
Planning Board Meeting – May 26, 6:30 PM

K. MORE TIME ITEMS

1. Training on Site Development Standards

ADJOURNMENT