



KEENE PLANNING BOARD
Council Chambers, Keene City Hall
May 26, 2026
6:30 PM

A. CALL TO ORDER & ROLL CALL

B. MINUTES FROM PRECEDING MEETING

1. April 27, 2026

C. EXTENSION REQUESTS

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-26-10 - Habitat for Humanity Duplex, Cottage Court Conditional Use Permit** — Applicant SVE Associates, on behalf of owner Monadnock Habitat for Humanity, proposes to construct a 1,364 sq-ft duplex at the property located at 0 Grove St. (TMP# 585-057-000). The parcel is ~.11 ac and is located in the Residential Preservation District.
2. **PB-26-9 - Froling Energy Site Modifications, Major Site Plan** – Applicant and owner 560 Main Street LLC proposes to create two curb cuts on Manchester St., demolish an existing ~590-sf building, replace the siding on the principal building, and improve an existing gravel area at 20 & 37 Manchester St. (TMP#s 114-012-000 & 114-003-000). The parcels are located in the Commerce & Industrial Districts.
3. **PB-26-11 - GMS Parking Lot Expansion - Major Site Plan & Surface Water Protection Conditional Use Permit** - Applicant Fieldstone Land Consultants, on behalf of owner GMS Realty LLP, proposes to expand the

rear parking lot and install stormwater management infrastructure within the 30-ft surface water buffer on the lot at 30 Production Ave. The property is ~3.1 ac and is in the Industrial District.

4. **PB-26-11 - Elm-Carroll Cottage Court - Major Site Plan & Cottage Court Conditional Use Permit** - Applicant Fieldstone Land Consultants, on behalf of owner Nuevo Transfers LLC, proposes to construct four townhouse-style multifamily buildings with a total of 14 units. The property is ~.75 ac and is in the Medium Density District.
5. **PB-26-13 - George St. Cottage Court Conditional Use Permit** - Applicant A. Eli Leno, on behalf of owner NH Home Buyers LLC, proposes to convert a detached garage into a dwelling unit on the single-family property located at 135 George St. (TMP# 534-002-000). The property is ~.26 ac and is in the Low Density District.

H. OTHER BUSINESS

I. STAFF UPDATES

J. NEW BUSINESS

UPCOMING DATES OF INTEREST

- Joint Committee of the Planning Board and PLD - June 8, 6:30 PM
- Planning Board Steering Committee - June 9, 12:00 PM
- Planning Board Site Visit - June 17, 8:00 AM - To be confirmed
- Planning Board Meeting — June 22, 6:30 PM

K. MORE TIME ITEMS

ADJOURNMENT