

**Planning Board  
Town of Keene  
Keene, NY 12942**

**Date:** Tuesday, December 14, 2021  
**Kind:** Regular planning board meeting  
**Place:** Town Hall - Keene NY  
**Board Present:** Brian Crowl, Travis Gagnon, Ron Hall, Tom Hickey,  
**Board Absent:** Larry House, Linda LaBarge  
**Others Present:** Mike Hartson  
Larry Scovell, Randy LeClair

**Call to Order:** Tom Hickey called the meeting to order @ 9:09am

**Approval of Meeting Minutes:** Brian Crowl made motion to approve minutes from the Tuesday, November 9, 2021 meeting, Ron Hall seconded the motion. The board unanimously approved.

**New Business:**

- Laurence A. Scovell presented completed application for subdivision Tax#62.2-1-33.210. Included current APA letter of non-jurisdiction. The board saw no issues, Linda LaBarge made motion to approve and Tom Hickey seconded the motion. The board unanimously approved. Tom signed all maps.
- Randy LeClair representing L&G Trust c/o Susan Lindteigen - Dave & Susan Griffiths Tax#53.2-3-20.230 off Jackson Road. Submitted completed application for a 3 bedroom home 48x60 with architect & septic plans. Tom & Larry had made a site visit & concluded not visibility or other issues. The board was in favor of the project. The boards only reservation of the project is the submitted letter, from their lawyer, with the APA approval for a subdivision of this property dated 30 years ago.

Ron Hall made a motion to approve this project with the understanding ***the planning board strongly recommends the Griffiths obtain a current letter of non-jurisdiction from the APA for this project prior of construction.*** Travis Gagnon seconded the motion & the board unanimously approved.

- Randy LeClair representing Janet Warner Tax#53.1-8.000 off route 73 submitted completed application with map, architect plans, septic (using existing well for water) to construct of pre-fab log cabin 12x34 with loft & porch total 400 square feet. There will be a poured pad with

structure 30 inches above. There were no issues with flooding during Irene. Kevin Hall has a current letter of project approval from the APA which will be provided.

Motion to approve was made by Travis Gagnon. Larry House seconded the motion & the board unanimously approved.

**Discussions:**

- Everyone on the planning board noticed a newly erected garage structure located on Route 73 in Keene just north of Greg Boyton drive. There is no application filed with the planning board and will have Derrick Martineau, Code Officer look into.

- Next discussion was brought forward by Larry House who is part of the STR Task Force Subcommittee for the town of Keene. Larry presented a "draft" proposal for the Short Term Rental Registration Program for the planning boards input prior to the recommendations that will be before the Town Board at their next meeting. (Tonight Tuesday, December 14, 2021). These recommendations upon the Town Boards approval will be included and updated into the Keene Site Plan Review Law.

***#1 Concern is making these & existing laws enforceable which means the town will need to hire someone to do this.***

Generally the board is in favor of this "draft" with more specific items to be included is the change of use from residential to commercial for each use.

In addition, sanitation for all STRs be it lean-to, cabin, tent site, needs to be included with none the least bathroom facilities.

Other issues included parking with a minimum of one place per vehicle per bedroom and if there are fireplaces then yearly safety maintenance inspections required as well as outdoor campfire sites with extinguishing equipment & methods provided.

Larry appreciated the planning boards comments & concerns and will be taking these to the Task Force Sub-committee.

There were no further discussions.

**Adjournment:** Ron Hall made motion to adjourn. Larry House seconded the motion, motion carried and the meeting was concluded @ 9:55am.

Minutes respectfully submitted by,  
Linda LaBarge, Planning Board Member

The next scheduled meeting will be held on **Tuesday, January 11, 2022**  
at the Keene Town Hall