

Planning Board Town of Keene

Date: Tuesday January 14, 2025

Kind: Regular Planning Board Meeting

Place: Keene Town Hall

Board Present: Tom Hickey, Brian Crawl, Keith Wadsworth, Larry House & Linda LaBarge

Board Absent: Mike Hartson & Ron Hall

Others Present: Tina Terry Preston, Secretary, Kevin Hall, Derrick Martineau, Code Officer & Laura Holbrook

Call to Order: Tom Hickey called this meeting to order at 9:01 am

Pledge of Allegiance

Approval of Minutes:

A motion was made by Bryan Crawl and seconded by Keith Wadsworth to approve the Minutes of the Planning Board Meeting held on December 10, 2024 **5-YES**

New Business

**K-25-01 HOLBROK, LAURA – SUBDIVISION OF HOMESTEAD
125 AIRPORT ROAD, KEENE VALLEY, NY 12943
53.4-01-53.100**

Application was presented and complete, APA Local Gov't Form Notice Filed. **PENDING WAITING APA APPROVAL**

**K-25-02 STRIPP, JERRY – SUBDIVISION/LOT
RECONFIGURATION
3345 NYS RT. 73, KEENE, NY 12942**

Tx# 53-1-11.110 & 53.1-11.210

Kevin Hall presented today with application, plans for a three lot subdivision at this time. **PENDING APA**

OLD BUSINESS

K-24-18 GREGORY, KEVIN – SFD
10239 NYS RT.9N, KEENE, NY 12942
54.3-1-8.110

- | | |
|-------------------|----------------|
| 1. SEPTIC PLANS | 2. SITE VISIT |
| 3. NJ LETTER | 4. APPLICATION |
| 5. BUILDING PLANS | |

PENDING – 12/10/24 On hold for the Winter

K-24-24 TORRE & MERRITT - SUBDIVISION
62 PORTER MILL WAY, KEENE VALLEY, NY
62.2-1-27.100

- | | |
|----------------|---------------|
| 1. APPLICATION | 2. SURVEY MAP |
| 3. SITE VISIT | |

UPDATE: 11/12/24 – non-Jurisdiction for 2 lots per Kevin Hall
this is on hold. Could be a year or more before anything is done.

PENDING – 12/10/24 On hold until necessary paperwork received.

K-24-25 MAPLE RIDGE – SUBDIVISION
330 ALSTEAD HILL LANE, KEENE, NY
44.3-1-66.110

Brian Crowl stated that they are currently working through APA

- | | |
|----------------|------------------------|
| 1. APPLICATION | 2. SURVEY MAP 11/18/24 |
| 3. SITE VISIT | 4. APA |

UPDATE 11/13/24 – Kevin wants board to review this project

in phases. Kevin stated that he has 8 things to do to complete APA application. Planning Board members will do site visit prior to application. Keith Wadsworth will talk with Jody @ FD Commissioner Meeting about the road.

PENDING – 12/10/24 Kevin Hall nothing additional this month
UPDATE - 1/14/25 Kevin Hall will be discussing this at the
February 2025 Planning Board Meeting

K-24-28 FRASER, KRIS, SFD
16 LESLIE GAY LANE, KEENE, NY 12942
45.3-1-66.2

12/10/24 – Permit was paid for they are all set

1. SEPTIC PLANS-RECEIVED
2. SITE VISIT 11/13/24 10AM

K-24-15 PETERSON, KRISTEN – SFD
171 O'TOOLE LANE, KEENE, NY
45.3-1-14.220

Kristen Peterson, presenting today with a Local Government Form to be filled out for work at 171 O'Toole Lane, Keene, NY 12942. This will be a Single Family Dwelling 1500 sq. ft. max, no garage, wood frame, shingled roof. Need Blue Prints, Property Staked Out and Site Visit prior to Local Government Form being signed. Tom Hickey and Linda LaBarge will do site visit today. We have 911 address, septic plans. **Pending APA Approval at this time. We will need building plans once driveway and other adjustments made for APA approval.**

UPDATED 8/15/24 - Tom, Larry & Linda completed a site visit on 8/13/24.

UPDATE 10/8/24 - APA LETTER
BUILDING PLANS

PENDING

Red School House – Derrick Martineau Left a STOP WORK ORDER on Door June 10th requesting owners come in front of Planning Board.

UPDATED 8/13/24 – Code Enforcement Officer will proceed with Court Paperwork.

UPDATED 10/8/24 – First week in November Essex County Sherriff to serve paperwork.

UPDATED 11/12/24 – Court Date 11/25/24

UPDATED 12/10/24 – Court never received paperwork. Derrick emailed the state today and will send me a copy today to forward update to the board.

UPDATED 01/14/25 - Discussion was had to have Town Attorney Move ahead with this matter. Brian Cowl will go to the Town Board meeting tonight and present this matter to them. **ALL IN FAVOR – 5 YES**

**K-24-21 PAGE, LUKE & DISHA - SFD
LACY ROAD, KEENE, NY
44.2-1-61.122**

Single family dwelling – current APA letter is from 2006 Board would require an updated one. Needs to be staked out. Linda and Brian discussed that nothing has been done on this project.

1. SEPTIC PLANS

2. SITE VISIT

PENDING

**K-24-9 GREGORY, KEVIN – SUBDIVISION
10239 NYS RT 9N, KEENE, NY 12942**

Mr. Gregory was present today with his application for sub-division 2 parcels – APA visit last week.

Hand sketch was provided. APA just did a soil sample waiting on permit. 21.19 and 16 acres. Larry House filled out local government notice form and returned to Kevin for APA.

1. APA LETTER

2. SURVEY MAP

12/10/24 – NO NEW UPDATES

PENDING

**AHKI BAMENDAN – CHANGE OF USE INFORMATIONAL ONLY
10807 NYS RT. 9N, KEENE, NY, 12942**

Information was reviewed on change of use of property for a Chocolate Business & Residence. New Fence, New Shed, New Driveway & Sign.

Mr. Bamendan was given a Site Plan Review Law Book, Planning Board Application and Check List. He was also advised that he will have to check with Code Enforcement Officer on Septic, DOH & APA on Regulations.

PENDING - APPLICATION

Correspondence:

NONE

Discussion:

On who can sign the APA Local Government Form? Tina Preston later called the APA Office and found out the either the Planning Board or the Code Enforcement Officer (CEO) can sign in the Town of Keene.

Apartment over garage on Hurricane Road was brought up at last month's meeting and discussed with the Code Enforcement Officer does anyone if this got checked out?

Adjournment: Linda LaBarge made motion to adjourn, 2nd by Keith Wadsworth all in favor
Carried – 5 yes

The meeting was adjourned at 9:48 AM.
Respectfully submitted,
Tina L. Terry Preston

Next meeting – Tuesday, February 11, 2025 @ Keene Town Hall

**Planning Board
Town of Keene**

Date: Tuesday February 11, 2025

Kind: Regular Planning Board Meeting

Place: Keene Town Hall

Board Present: Tom Hickey, Brian Crowl, Keith Wadsworth, Larry House, Linda LaBarge & Ron Hall

Board Absent: Mike Hartson

Others Present: Tina Terry Preston, Secretary & Kevin Hall

Call to Order: Tom Hickey called this meeting to order at 9:04 am

Pledge of Allegiance

Approval of Minutes:

A motion was made by Linda LaBarge and seconded by Bryan Crowl to approve the Minutes of the Planning Board Meeting held on January 14, 2025 **6-YES**

New Business

**K-25-03 RUNYON, HOWARD – SUBDIVISION
229 BEEDE LANE, KEENE VALLEY, NY
TAX# 63-2-3.110**

Kevin Hall presented today with application, plans for a two-lot subdivision. Local government form was completed. There will be a shared driveway with no new development, pre-existing buildings. Motion to approve by Linda LaBarge 2nd by Ron Hall – **6 YES - CARRIED**

**K-25-04 ALLEGAERT, CHRIS - 2 LOT SUBDIVISION
10788 NYS RT. 9N, KEENE, NY
TAX# 53.2-3-37.110**

Kevin Hall presented today with Application, plans and a Local Governmental form was filled out. This project will need an APA Permit as Ray Manley previously sold 3 lots to the DOT for their well and that used up all the NJ Letters, now any Subdivision will need a APA Permit. They are looking to keep 65 acres for themselves on Lot 2 and 35 acres on Lot 1 will be sold. This will be a shared road with a right away. Motion to Approve Ron Hall 2nd by Brian Crowl – 6 YES
CARRIED

**K-24-25 MAPLE RIDGE – SUBDIVISION
330 ALSTEAD HILL LANE, KEENE, NY
44.3-1-66.110**

Brian Crowl stated that they are currently working through APA

- | | |
|----------------|------------------------|
| 1. APPLICATION | 2. SURVEY MAP 11/18/24 |
| 3. SITE VISIT | 4. APA |

UPDATE 11/13/24 – Kevin Hall wants board to review this project in phases. Kevin Hall stated that he has 8 things to do to complete APA application. Planning Board members will do site visit prior to application. Keith Wadsworth will talk with Jody @ FD Commissioner Meeting about the road.

PENDING – 12/10/24 Kevin Hall nothing additional this month
UPDATE - 1/14/25 Kevin Hall will be discussing this at the February 2025 Planning Board Meeting

2/11/25

Brian Knapp needs a resolution from the Town Board for a 911 address Sign for Maple Ridge Way – Tina Preston gave the information to Joe Pete Wilson, Supervisor to put on Town Board Agenda

Kevin Hall presented today a 4 Lot Subdivision for lots 2,5,6 & new one to keep. 8 lot Subdivision was discussed to do in phases. At this time the Planning Board is looking at Lots 2,5,6 and new lots to be subdivided and lots 1,3,4 & 7. Of lots 2,5 & 6 and one – 2 will be sold, 5 & 6 will be for the family and one will keep. Site Visit has already been Completed.

Kevin Hall will require that all contractors of 2,5 & 6 will need to come in front of the Planning Board prior to any building. Motion to approve 4 lot subdivision made by Ron Hall and 2nd by Tom Hickey – **6 YES – CARRIED**

**K-24-27 BULL, RANDALL - SFD
O'TOOLE LANE, KEENE, NY 12942
45.3-1-11.000**

Kevin Hall presented today with plans for a single-family dwelling. He was looking for all the information needed to bring this project in front of the board. Charlie Segard was to be here today to present this project as he is the builder.

- Application
- APA Permit
- Septic Plans

PENDING

**K-25-05 HAY, TAYLOR - GARAGE WITH APARTMENT
210 ADRIANS ACRES LANE, KEENE VALEY, NY
TAX# 62.2-3-44-002**

Bob Beisemeyer dropped off Application and plans prior to the Meeting. The Garage will be 27x32 2 story with 2 Bedrooms, 2 Bathrooms and an Office.

NEED

- SEPTIC PLANS or REPORT OF EXISTING TO LEGALLY TIE INTO.
- NJ LETTER
- STAKED OUT FOR SITE VISIT

-SITE MAP

PENDING

OLD BUSINESS

**K-25-01 HOLBROK, LAURA – SUBDIVISION OF HOMESTEAD
125 AIRPORT ROAD, KEENE VALLEY, NY 12943
53.4-01-53.100**

Application was presented and complete, APA Local Gov't Form
Notice Filed. **PENDING WAITING APA APPROVAL**

**K-25-02 STRIPP, JERRY – SUBDIVISION/LOT
RECONFIGURATION
3345 NYS RT. 73, KEENE, NY 12942
Tx# 53-1-11.110 & 53.1-11.210**

Kevin Hall presented today with application, plans for a
three lot subdivision at this time. **PENDING APA**

**K-24-18 GREGORY, KEVIN – SFD
10239 NYS RT.9N, KEENE, NY 12942
54.3-1-8.110**

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|-------------------|----------------|
| 1. SEPTIC PLANS | 2. SITE VISIT |
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PENDING – 12/10/24 On hold for the Winter

**K-24-24 TORRE & MERRITT - SUBDIVISION
62 PORTER MILL WAY, KEENE VALLEY, NY
62.2-1-27.100**

- | | |
|----------------|---------------|
| 1. APPLICATION | 2. SURVEY MAP |
|----------------|---------------|

3. SITE VISIT

UPDATE: 11/12/24 – non-Jurisdiction for 2 lots per Kevin Hall this is on hold. Could be a year or more before anything is done.

PENDING – 12/10/24 On hold until necessary paperwork received.

K-24-15 PETERSON, KRISTEN – SFD
171 O'TOOLE LANE, KEENE, NY
45.3-1-14.220

Kristen Peterson, presenting today with a Local Government Form to be filled out for work at 171 O'Toole Lane, Keene, NY 12942. This will be a Single Family Dwelling 1500 sq. ft. max, no garage, wood frame, shingled roof. Need Blue Prints, Property Staked Out and Site Visit prior to Local Government Form being signed. Tom Hickey and Linda LaBarge will do site visit today. We have 911 address, septic plans. **Pending APA Approval at this time. We will need building plans once driveway and other adjustments made for APA approval.**

UPDATED 8/15/24 - Tom, Larry & Linda completed a site visit on 8/13/24.

**UPDATE 10/8/24 - APA LETTER
BUILDING PLANS**

PENDING

Red School House – Derrick Martineau Left a STOP WORK ORDER on Door June 10th requesting owners come in front of Planning Board.

UPDATED 8/13/24 – Code Enforcement Officer will proceed with Court Paperwork.

UPDATED 10/8/24 – First week in November Essex County Sherriff to serve paperwork.

UPDATED 11/12/24 – Court Date 11/25/24

UPDATED 12/10/24 – Court never received paperwork. Derrick emailed the state today and will send me a copy today to forward update to the board.

UPDATED 01/14/25 - Discussion was had to have Town Attorney Move ahead with this matter. Brian Crowl will go to the Town Board meeting tonight and present this matter to them. **ALL IN FAVOR – 5 YES**

UPDATED 2/11/25 - Presented the board with the packet from Derrick Martineau that was sent to the Lawyer. Keith Wadsworth got a text from the Little Red School House owner to plow and he has the owners phone number. Owner has a renter coming for a month. Tina offered to call and get ahold of the owner and explain and see if they can get the owner to come in front of the Planning Board.

2/11/25 – Tina t/w with owner he stated he was out of town for a month and never received any paperwork or stop work order. He also stated that I could send anything I wanted to his Lake Placid address and he would look at it when he got back. However, all he would keep saying is the owner before me rented it so I can. I kept explaining that he needed to come in front of the Planning Board and the answer was the owner before me rented it. All this information was sent to the town lawyer Bryan "Liam" Kennelly.

**K-24-21 PAGE, LUKE & DISHA - SFD
LACY ROAD, KEENE, NY
44.2-1-61.122**

Single family dwelling – current APA letter is from 2006 Board would require an updated one. Needs to be staked out. Linda and Brian discussed that nothing has been done on this project.

1. SEPTIC PLANS

2. SITE VISIT

PENDING

K-24-9

**GREGORY, KEVIN – SUBDIVISION
10239 NYS RT 9N, KEENE, NY 12942**

Mr. Gregory was present today with his application for sub-division 2 parcels – APA visit last week. Hand sketch was provided. APA just did a soil sample waiting on permit. 21.19 and 16 acres. Larry House filled out local government notice form and returned to Kevin Hall for APA.

- 1. APA LETTER
- 2. SURVEY MAP

12/10/24 – NO NEW UPDATES

PENDING

**AHKI BAMENDAN – CHANGE OF USE INFORMATIONAL ONLY
10807 NYS RT. 9N, KEENE, NY, 12942**

Information was reviewed on change of use of property for a Chocolate Business & Residence. New Fence, New Shed, New Driveway & Sign.

Mr. Bamendan was given a Site Plan Review Law Book, Planning Board Application and Check List. He was also advised that he will have to check with Code Enforcement Officer on Septic, DOH & APA on Regulations.

PENDING - APPLICATION

Correspondence:

NONE

Discussion:

Brain Crowl discussed the new form for Applying for a Building Permit, needed to add driveway to the form. This will be added to the front of the Building Permit Application & post on the website. Short-term Rental should be addressed in this as well. Tina explained that Town of Keene is waiting for the NYS requirements.

Discussed Vacation Rental forms Essex County sends out.

Adjournment: Ron Hall made motion to adjourn, 2nd by Keith Wadsworth all in favor
Carried – 6 yes

The meeting was adjourned at 10:10 AM.

Respectfully submitted,

Tina L. Terry Preston

Next meeting – Tuesday, March 11, 2025 @ Keene Town Hall

**Planning Board
Town of Keene**

Date: Tuesday March 11, 2025

Kind: Regular Planning Board Meeting

Place: Keene Town Hall

Board Present: Tom Hickey, Brian Crowl, Keith Wadsworth, Larry House & Ron Hall

Board Absent: Linda LaBarge, Mike Hartson

Others Present: Tina Terry Preston, Secretary, Kevin Hall, Kyle Harris & Bob Harris

Call to Order: Tom Hickey called this meeting to order at 9:02 am

Pledge of Allegiance

Approval of Minutes:

A motion was made by Ron Hall and seconded by Bryan Crowl to approve the Minutes of the Planning Board Meeting held on February 11, 2025 **5 -YES**

New Business

**K-25-07 HARRIS, KYLE – GARAGE
10 PEACEFUL WAY, KEENE, NY 12942
TAX# 53.2-2-4.120**

Kyle & Bob Harris presented today with completed Application, letter from neighbor, APA Letter and plans for a 20 x 28 Garage. Motion to approve by Ron Hall 2nd by Keith Wadsworth – **5 YES - CARRIED**

2/11/25

Brian Knapp needs a resolution from the Town Board for a 911 address Sign for Maple Ridge Way – Tina Preston gave the information to Joe Pete Wilson, Supervisor to put on Town Board Agenda

Kevin Hall presented today a 4 Lot Subdivision for lots 2,5,6 & new one to keep. 8 lot Subdivision was discussed to do in phases. At this time the Planning Board is looking at Lots 2,5,6 and new lots to be subdivided and lots 1,3,4 & 7. Of lots 2,5 & 6 and one – 2 will be sold, 5 & 6 will be for the family and one will keep. Site Visit has already been Completed.

Kevin Hall will require that all contractors of 2,5 & 6 will need to come in front of the Planning Board prior to any building. Motion to approve 4 lot subdivision made by Ron Hall and 2nd by Tom Hickey – **6 YES – CARRIED**

**K-24-27 BULL, RANDALL - SFD
O'TOOLE LANE, KEENE, NY 12942
45.3-1-11.000**

Kevin Hall presented today with plans for a single-family dwelling. He was looking for all the information needed to bring this project in front of the board. Charlie Segard was to be here today to present this project as he is the builder.

- Application
- APA Permit
- Septic Plans

PENDING

UPDATED:

3/11/25 - Kevin Hall was expecting Charlie Segard to be here today as he is the builder. APA permit was received, Application and Septic Plans. Planning Board reviewed file and determined at this time Materials to be used and colors are still need. - **TABLED**

Commented [C1]:

**K-25-05 HAY, TAYLOR - GARAGE WITH APARTMENT
210 ADRIANS ACRES LANE, KEENE VALEY, NY
TAX# 62.2-3-44-002**

Bob Beisemeyer dropped off Application and plans prior to the Meeting. The Garage will be 27x32 2 story with 2 Bedrooms, 2 Bathrooms and an Office.

NEED

**-SEPTIC PLANS or REPORT OF EXISTING TO LEGALLY TIE
INTO.
-NJ LETTER
- STAKED OUT FOR SITE VISIT
-SITE MAP**

PENDING

**K-25-01 HOLBROK, LAURA – SUBDIVION OF HOMESTEAD
125 AIRPORT ROAD, KEENE VALLEY, NY 12943
53.4-01-53.100**

Application was presented and complete, APA Local Gov't Form Notice Filed. **PENDING WAITING APA APPROVAL**

**3/11/25 - APA approval received. Motion to approve by
Ron Hall 2nd by Tom Hickey – 5 YES - CARRIED**

**K-25-02 STRIPP, JERRY – SUBDIVISION/LOT
RECONFIGURATION
3345 NYS RT. 73, KEENE, NY 12942
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3/11/25 – Liam Kennelly has been working on paperwork

to stop all rental on all Air bnb Sites.

**K-24-21 PAGE, LUKE & DISHA - SFD
LACY ROAD, KEENE, NY
44.2-1-61.122**

Single family dwelling – current APA letter is from 2006 Board would require an updated one. Needs to be staked out. Linda and Brian discussed that nothing has been done on this project.

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12/10/24 – NO NEW UPDATES

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**AHKI BAMENDAN – CHANGE OF USE INFORMATIONAL
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Mr. Bamendan was given a Site Plan Review Law Book, Planning Board Application and Check List. He was also advised that he will have to check with Code Enforcement Officer on Septic, DOH & APA on Regulations.

PENDING - APPLICATION

Correspondence: NONE

**Executive Session – In 9:30
Out 10:05**

No decisions were made

Discussion: REYNOLDS/BURG – NEW CONSTRUCTION

New Construction of Garage was discussed and Derrick Martineau was going to issue a stop work order due to No one coming in front of Planning Board or seeing Derrick. Town Attorney was also going to be put on notice per Joe Pete Wilson, Supervisor.

Adjournment: Ron Hall made motion to adjourn, 2nd by Brian Crowl all in favor **Carried – 5 yes**

The meeting was adjourned at 10:10 AM.
Respectfully submitted,
Tina L. Terry Preston

Next meeting – Tuesday, April 8, 2025 @ Keene Town Hall