



PLANNING BOARD
Council Chambers, Keene City Hall
March 24, 2025
6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on March 24, 2025. Additional information can be found in the meeting minutes.

Please contact the Community Development Department with any questions at communitydevelopment@keenenh.gov or 603-352-5440.

BOARD ACTIONS

I. Minutes of Previous Meeting – February 24, 2025

Board Action: *Voted unanimously to adopt the minutes of the February 24, 2025 Planning Board meeting as presented.*

II. Final Approvals:

- a. **PB-2025-02 – Cottage Court Conditional Use Permit – 36 Elliot Street** – Applicant Sampson Architects, on behalf of owner the Scott Richards Revocable Trust of 2023, proposes the conversion of an existing single-family home into a duplex on the property at 36 Elliot Street (TMP #214-021-000). The parcel is ~0.10-ac in size and is located in the Residential Preservation District.

Board Action: *Voted unanimously to issue final approval for PB-2025-02.*

III. Boundary Line Adjustment:

- a. **PB-2025-05 – BLA – Cedarcrest and Monadnock View Cemetery – 521 Park Ave & 91 Maple Ave** – Applicant ReVision Energy, on behalf of owners Cedarcrest and the City of Keene, proposes a lot line adjustment that would transfer ~1.7-ac of land from the ~46-ac parcel located at 521 Park Ave (TMP #227-027-000) to the ~5-ac parcel located at 91 Maple Ave (TMP #227-018-000). The Cedarcrest site is located in the Low Density District and the cemetery is located in the Conservation District.

Board Action: *Voted unanimously to approve PB-2025-05 as shown on the plan identified as "Boundary Line Adjustment" prepared by Huntley Survey & Design, PLLC at a scale of 1 inch = 60 feet on March 6, 2025 with the following conditions precedent prior to final approval and signature of the plans by the Planning Board Chair:*

- 1. Owners' signatures appear on the proposed BLA plan.*
- 2. Submittal of four (4) full-size paper copies and two (2) mylar copies of the plans.*

3. *Submittal of a check in the amount of \$26 made out to the City of Keene to cover recording fees.*
4. *Inspection of the lot monuments by the Public Works Director, or their designee, following their installation, or the submittal of a security in a form and amount acceptable to the Public Works Director to ensure that the monuments will be set.*

IV. Public Hearings:

- a. **PB-2025-04 – Major Site Plan & Solar Energy System Conditional Use Permit – 521 Park Ave & 91 Maple Ave** – Applicant ReVision Energy, Inc. on behalf of owner Cedarcrest, Inc. and the City of Keene, proposes to install a medium-scale solar energy system on ~1.7-ac of undeveloped land located at 521 Park Ave (TMP #227-027-000) to provide power to the Cedarcrest facility located at 91 Maple Ave (TMP #227-018-000). The City property is ~46-ac in size and is located in the Conservation District, and the Cedarcrest property is ~5-ac in size and is located in the Low Density District.

Board Action: *Voted unanimously to approve PB-2025-04 as shown on the plan set identified as “Cedarcrest Inc.; Solar Site Development” prepared by Horizons Engineering at varying scales in February 2025 and last revised in March 2025 with the following conditions:*

1. *Prior to final approval and signature of the plans by the Planning Board Chair, the following conditions precedent shall be met:*
 - a. *A note shall be added to the proposed conditions plan to state that the access road through the cemetery shall be upgraded with additional gravel to support construction vehicles, as determined necessary by the City of Keene.*
 - b. *Owners’ signatures appear on the title page and proposed conditions plans.*
 - c. *Submittal of five (5) full-size paper copies and a digital copy of the final plans.*
 - d. *Submittal of security in a form and amount acceptable to the Community Development Director or their designee to cover the cost of sediment and erosion control measures and site stabilization.*
 - e. *The lot line adjustment PB-2025-05 shall receive final approval.*
 2. *Subsequent to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:*
 - a. *Prior to the issuance of a building permit, the submittal of documentation demonstrating that the City of Keene has granted Cedarcrest the right to use the Monadnock View Cemetery for temporary site access during construction.*
 - b. *Prior to the issuance of a building permit, the required 50’ setback line shall be pinned by a surveyor licensed in the State of NH and verified by the Community Development Director, or their designee.*
 - c. *Prior to the commencement of site work, all sedimentation and erosion control measures, including the temporary construction access through the cemetery, shall be improved as necessary and inspected by the by the Community Development Director, or their designee.*
- b. **PB-2024-20 – Earth Excavation Permit Major Amendment & Hillside Protection Conditional Use Permit – 21 & 57 Route 9** – Applicant Granite Engineering LLC, on behalf of owner G2 Holdings LLC, proposes to expand the existing gravel pit located at 21 & 57 Route 9 (TMP#s 215-007-000 & 215-008-000). A Hillside Protection CUP is requested for impacts to steep slopes. Waivers are requested from Section 25.3.1.D & Section 25.3.13 of the LDC related to the required 250’ surface water resource setback and the 5-ac

excavation area maximum. The parcels are a combined ~109.1-ac in size and are located in the Rural District.

Board Action: *Voted unanimously to continue PB-2024-20 to the May 27, 2025 Planning Board meeting at 6:30 pm in the City Hall 2nd Floor Council Chambers.*