



PLANNING BOARD
Council Chambers, Keene City Hall
November 27, 2023
6:30 PM

BOARD ACTIONS

I. Minutes of Previous Meeting – October 23, 2023

Board Action: *Voted unanimously to approve the minutes as presented.*

II. Extension Request

- a. **S-04-22 & SPR-04-22 – Conservation Residential Development Subdivision and Site Plan – 0 Drummer Rd** – Applicant Fieldstone Land Consultants, on behalf of owner C. Eric Farris, requests a second extension to the deadline to satisfy the precedent conditions of approval for the proposed 6-lot subdivision of the property located at 0 Drummer Rd (TMP # 515-015-000) and construction of four, 5-unit multifamily residences and one, 6-unit multifamily residence. The property is 13.1 acres and is located in the Low Density District.

Board Action: *Voted unanimously to grant a 6-month extension to the timeframe to satisfy the precedent conditions of approval for S-04-22 & SPR-04-22.*

III. Boundary Line Adjustment

- a. **S-11-23 – Boundary Line Adjustment & Street Access Permit – 143 & 147 Main St & 0 Davis St** – Applicant Brickstone Land Use Consultants, on behalf of owners 143 Main LLC & 147-151 Main Street LLC, proposes to merge the 0.12-ac parcel at 0 Davis St (TMP# 584-059-000) with the existing 0.15-ac parcel at 143 Main St and the 0.19-ac parcel at 147 Main St (TMP#s 584-061-000 & 584-060-000) and adjust the common lot line between these two parcels. A new curb cut is also proposed along Main St to access the parcel at 143 Main St. All parcels are located in the Downtown Core District.

Board Action: *Voted unanimously to approve S-11-23 as shown on the plan set identified as “Boundary Line Adjustment” prepared by Cardinal Surveying & Land Planning at a scale of 1 inch = 20 feet, dated September 28, 2023 and approve the Street Access Permit for 143 Main Street, as shown on the plan identified as “Driveway Plan” prepared by Brickstone Land Use Consultants at a scale of 1 in = 20 ft, with the following conditions:*

1. *Prior to final approval and signature by the Planning Board Chair, the following conditions precedent shall be met:*
 - A. *Submittal of a revised plan to show the revised driveway configuration with the 9'-wide section with protective bollards.*
 - B. *Owner's signature appears on the plan.*
 - C. *Inspection of lot monuments by the Public Works Director or their designee following their installation or the submittal of a security in an amount deemed satisfactory to the Public Works Director to ensure that the monuments will be set.*
 - D. *Submittal of four (4) full sized paper copies, two (2) mylar copies, and a digital copy of the final plan set.*
 - E. *Submittal of a check in the amount of \$51.00 made out to the City of Keene to cover recording fees.*

IV. Public Hearing

- a. **CLSS-CUP-03-23 – Congregate Living & Social Services Conditional Use Permit – Keene Serenity Center, 24 Vernon St** - Applicant Keene Serenity Center, on behalf of owner Monadnock Area Peer Support Agency, proposes to operate a group resource center on the property at 24 Vernon St (TMP #568-058-000). The site is 0.28 ac and is located in the Downtown Core District.

Board Action: *Voted unanimously to approve the Conditional Use Permit, CLSS-CUP-03-23, for a group resource center as depicted in the application materials received October 20, 2023 with the following conditions:*

1. *Prior to final approval and signature by the Planning Board Chair, the following conditions precedent shall be met:*
 - A. *The Applicant shall obtain a Congregate Living and Social Services License, which shall be renewed annually in accordance with Chapter 46 of the City Code of Ordinances.*

V. Master Plan Steering Committee

Board Action: *Voted unanimously to table discussion about the Master Plan Steering Committee until the next regular Planning Board meeting on December 18, 2023.*