



Planning Board – Monday, April 13, 2020, 6:30 PM

- This meeting will be conducted using the online meeting platform, Zoom. The public may view the meeting online by visiting www.zoom.us/join and enter the Meeting ID: 669 333 138.*
- If you are unable to attend the meeting online, you may call the toll-free # (888) 475-4499 and enter Meeting ID: 669 333 138 to listen to the meeting.*
- More info on how to access this meeting is available on the Planning Board webpage at ci.keene.nh.us/planning-board.
- If you encounter any issues accessing this meeting, please call 603-757-0622 during the meeting.

AGENDA

II. **Minutes of Previous Meeting** – February 24, 2020 Meeting

III. **Extension Requests**

SPR-876, Mod. #1 – Ametek (formerly Precitech) – 44 Black Brook Rd – Site Plan – Applicant Brickstone Land Use Consultants LLC, on behalf of owner NH Black Brook LLC, requests a six-month extension of the 180-day conditional site plan approval timeframe. This conditional approval is for the construction of a 7,870 sf building addition and the installation of new parking areas to the north and east of the existing building. The is 18.4-acres and is located in the Corporate Park District (TMP 221-021-000).

SPR-05-19 – Colonial Theatre – 89 Main St – Site Plan – Applicant Weller & Michal Architects, on behalf of owner Colonial Theatre Group Inc., requests a six-month extension of the 180-day conditional site plan approval timeframe. This conditional approval is for modifications to the main entrance and the construction of a 2,800 sf addition to the existing building. The site is 0.36-acres and is located in the Central Business District (TMP# 575-008-000).

IV. **Boundary Line Adjustment:**

S-01-20 – 96 Dunbar St – Knotty Pine Antiques & Railroad St Condo Association - Applicant Brickstone Land Use Consultants, on behalf of owners Knotty Pine Antique Market Inc. and Railroad St Condominium Association, proposes a boundary line adjustment between the property located at 96 Dunbar St (TMP #585-007-000) and the adjacent lot at 0 Cypress St (TMP# 574-041-000). This adjustment would transfer 0.21-acres from the 9.1-acre parcel at 0 Cypress St. to the 0.39-acre parcel at 96 Dunbar St. Both properties are located in the Central Business District. The property at 0 Cypress St is in the Downtown Historic District.

V. **Public Hearings:**

S-02-20 – 88 Arch St – 2-Lot Subdivision – Applicant Cardinal Surveying & Land Planning, on behalf of owner Richard Hartman, proposes to subdivide the 0.99-acre parcel at 88 Arch St (TMP #560-005-000) into a 0.61-acre lot and a 0.38-acre lot. The site is in the Low Density District.

SPR-908, Mod. #3 – Site Plan Review – 165 Winchester St - Applicant Jim Phippard, on behalf of owner, 165 Winchester St LLC, proposes to narrow the existing 24-ft curb cut to 18-ft and create a second, 18-ft curb cut at the Montshire Pediatric Dentistry office located at 165 Winchester Street (TMP# 592-035-000). The site is 0.41 acres in size and is located in the Commerce District.

SPR-930, Mod. #6 – Site Plan Review – 11 Production Ave – Owner, Wilco Realty Corp., proposes modifications to the Subaru Building addition that was approved by the Planning Board in September 2018, including changes to exterior materials and the addition of an egress door. The site is 5.67-acres and is located at located at 11 Production Ave in the Industrial District (TMP# 242-002-000).

IV. **Community Development Director Report**

V. **New Business**

VI. **Upcoming Dates of Interest**

- Planning Board Steering Committee – April 14; 11:00 AM
- Planning Board Meeting – Monday, April 27; 6:30 PM
- Joint PB/PLD Committee – May 11; 6:30 PM **MAY HAVE TO MOVE FOR BUDGET MTGS.**

**In Emergency Order #12, issued by the Governor pursuant to Executive Order #2020-04, which declared a COVID-19 State of Emergency, the requirement that a quorum of a public body be physically present at the meeting location under RSA 91-A:2, III(b), and the requirement that each part of a meeting of a public body be audible or otherwise discernible to the public at the meeting location under RSA 91-A:2, III(c), have been waived. Public participation may be provided through telephonic and other electronic means.*