



PLANNING BOARD
Council Chambers, Keene City Hall
April 24, 2023
6:30 PM

BOARD ACTIONS

I. **Election of Chair, Vice Chair, & Steering Committee**

Board Action: *Voted unanimously to make Harold Farrington the Planning Board Chair, David Orgaz the Vice Chair, and Roberta Mastrogiovanni the third member of the Steering Committee.*

II. **Minutes of Previous Meeting** – March 27, 2023

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

III. **Extension Requests**

- a. **S-04-22 - Conservation Residential Development Subdivision & SPR-04-22 – Site Plan – 0 Drummer Rd** – Applicant and owner C. Eric Farris requests an extension to the deadline to satisfy the precedent conditions of approval for the 6-lot CRD subdivision, S-04-22, and site plan for the construction of 5 multi-family buildings, SPR-04-22, for the property located at 0 Drummer Rd (TMP# 515-015-000). The parcel is 13.1-ac and is located in the Low Density District.

Board Action: *Voted unanimously to grant a 6-month extension to the timeframe to satisfy the conditions of approval.*

- b. **SPR-11-16, Modification #10 – Site Plan - Covenant Living of Keene - 95, 100, & 118 Wyman Rd** – Applicant SVE Associates, on behalf of owner Covenant Living of Keene, requests an extension to the deadline to satisfy the precedent conditions of approval for site plan SPR-11-16, Modification #10 for modifications to landscaping and pedestrian infrastructure on the properties at 95 Wyman Rd (TMP #221-019-000), 100 Wyman Rd (TMP #221-018-000), and 118 Wyman Rd (TMP #210-010-000). The properties are a combined 67 acres in size and are located in the Rural District.

Board Action: *Voted unanimously to grant a 6-month extension to the timeframe to satisfy the conditions of approval.*

IV. **Final Vote on Conditional Approvals**

- a. **S-08-22 – 2-lot Subdivision – 284-288 Hurricane Rd** – Applicant Cardinal Surveying & Land Planning, on behalf of owners Cory & Pamela Graves, proposes to subdivide the 13.04-ac parcel at 284-288 Hurricane Rd (TMP# 106-010-000-000-000) into a 7.94-ac lot and a 5.10-acre lot. The property is located in the Rural District.

Board Action: *Voted unanimously to issue final approval for S-08-22.*

V. Boundary Line Adjustment

- a. **S-02-23 – Boundary Line Adjustment – 190 & 196 South Lincoln St** - Applicant Hans Porschitz, on behalf of owners Jennifer Whitehead & Aaron Cooper, proposes a boundary line adjustment between the properties at 190 & 196 South Lincoln St (TMP #s 572-004-000 & 587-001-000). This adjustment will result in the transfer of ~261 sf from the 0.13 ac parcel at 190 South Lincoln St to the 0.11 ac parcel at 196 South Lincoln St. Both properties are located in the Medium Density District.

Board Action on BLA Application: *Voted to approve S-02-23 for a boundary line adjustment between the properties located at 190 South Lincoln St. (TMP# 572-004-000) and 196 South Lincoln St. (TMP# 587-001-000) as shown on the plan identified as “Boundary Line Adjustment Plat of Map-587 Lot-1 & Map 572 Lot-4 196 South Lincoln St and 190 South Lincoln St Keene, New Hampshire” prepared by Graz Engineering at a scale of 1” = 15 feet on November 2, 2022 and last revised on April 7, 2023, with the following conditions precedent prior to final approval and signature of the plans by the Planning Board Chair:*

1. *Submittal of four (4) full-sized paper copies, two (2) mylar copies, and a digital copy of the final plan.*
2. *Owners’ signatures appear on the plan.*
3. *Submittal of a check in the amount of \$51.00 made out to the City of Keene to cover the cost of recording the final plat.*
4. *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.*