



PLANNING BOARD
Council Chambers, Keene City Hall
June 26, 2023
6:30 PM

BOARD ACTIONS

I. Minutes of Previous Meeting – May 22, 2023

Board Action: Voted unanimously to approve the minutes with the following changes: change “conversation” to “conservation” on line 214; change “a butter” to “abutter” on line 552; and insert the word “interesting” at the end of line 852.

II. Final Vote on Conditional Approvals

- 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: Voted 8-0 in favor with 1 abstained to issue final approval for S-02-23.

- b. **SPR-11-16, Modification #10 – Site Plan – Covenant Living Site Modifications, 95, 100, & 118 Wyman Rd** - Applicant SVE Associates, on behalf of owner Covenant Living of Keene, proposes site modifications including the creation of an on-site pedestrian walkway and sidewalks, two crosswalks, and the relocation of seven street trees and fourteen shrubs on their properties at 95 Wyman Rd (TMP #221-019-000), 100 Wyman Rd (TMP #221-018-000), and 118 Wyman Rd (TMP #210-010-000). These properties are a combined 67 acres in size and are located in the Rural District.

Board Action: Voted unanimously to issue final approval for SPR-11-16, Modification #10.

III. Continued Public Hearing

- a. **SPR-967, Modification #7A – Site Plan – Railroad Land Parking Lot Landscaping Modifications – 0 Cypress St** - Applicant and owner Railroad Street Condominium Association proposes to remove and replace seven trees with thirty-four shrubs on the property at 0 Cypress St (TMP #574-041-000). The site is 5.54 ac and is located in the Downtown Core District.

Board Action on Site Plan Application: Voted unanimously to approve SPR-967, Modification #7A as shown on the plan identified as, "Proposed Plantings, SCS Railroad St. Condo, Southwestern Community Services, 63 Community Way, Keene, NH" prepared by SVE Associates at a scale of 1 inch = 10 feet on March 24, 2023 and last revised on April 28, 2023, with the following conditions precedent prior to final approval and signature by the Planning Board Chair:

1. Owner's signature appears on the final plan.
2. Submittal of five full-sized paper copies and one digital copy of the final plan.
3. Submittal of a security to cover the cost of landscaping in a form and amount acceptable to the Community Development Director or their designee.

IV. Boundary Line Adjustment

- a. **S-04-23 – Boundary Line Adjustment – 26 Prospect St & 361 Court St** – Applicant James Knight, on behalf of owners James & Anne Knight & 361 Court St LLC, proposes a boundary line adjustment between the properties at 26 Prospect St & 361 Court St (TMP #s 537-057-000 & 537-056-000). This adjustment will result in the transfer of ~0.03 ac from the ~0.775 ac parcel at 361 Court St to the ~0.305 ac lot at 26 Prospect St. Both properties are located in the Medium Density District.

Board Action on BLA Application: Voted unanimously to approve S-04-23 for a boundary line adjustment between the properties located at 361 Court St. (TMP# 537-056-000) and 26 Prospect St. (TMP# 537-057-000) as shown on the plan identified as "Boundary Line Adjustment Plan" prepared by David A. Mann Survey at a scale of 1" = 20' dated August 31, 2022, with the following conditions precedent to final approval and signature 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.