



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

## **BOARD ACTIONS**

### **I. Minutes of Previous Meeting** – June 26, 2023

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

### **II. Final Vote on Conditional Approvals**

- a. **SPR-01-23 – Site Plan – Granite State Car Wash, 364 West St & 12 Pearl St** - Applicant Aaron Wiswell, on behalf of owner Sandri Realty Inc., proposes to demolish the existing structures on the properties located at 364 West St (TMP #577-026-000) and 12 Pearl St (TMP #577-027-000), merge the lots, and construct a 2-bay car wash that is ~2,000 sf in size. Waivers are requested from Sec. 20.7.3.F.1.c of the Land Development Code regarding the requirement to reduce lighting levels by 50% overnight and Sec. 20.6.2.B.1 regarding the requirement that drive-through windows and lanes shall not be located along the building frontage. The combined parcels are 0.60 acres and are located in the Commerce District.

**Board Action:** *Voted unanimously to issue final approval for SPR-01-23.*

### **III. Extension Request**

- a. **SPR-790, Modification #1 – Site Plan – 7 Krif Ct** – Applicant Keach-Nordstrom Associates Inc., on behalf of owner Summit Packaging Systems LLC, requests an extension to the deadline to satisfy the precedent conditions of approval for the site plan, SPR-790 Modification #1, for the proposed construction of an ~6,400 sf addition to the existing building and associated site modifications on the property at 7 Krif Ct (TMP #118-002-000). The parcel is 1.98 ac and is located in the Industrial District.

**Board Action:** *Voted unanimously to grant a 6-month extension to the timeframe to satisfy the precedent conditions of approval for SPR-790, Modification #1.*

### **IV. Public Hearings**

- a. **S-05-23 – 2-lot Subdivision – 86 Nims Rd** – Applicant and owner Innisfree Rev. Living Trust proposes to subdivide the ~34.44 ac parcel at 86 Nims Rd (TMP #230-

004-000) into two lots that are ~15.60 ac and ~18.84 ac. The parcel is located in the Rural District.

**Board Action on Subdivision Application:** Voted unanimously to approve S-05-23 as shown on the plan set identified as "2 Lot Subdivision Plan Existing & Proposed Conditions" prepared by Cardinal Surveying & Land Planning at a scale of 1" = 100' dated June 16, 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. *Owner's signature appears on the plan.*
  - b. *Submittal of a revised plan set with the following changes:*
    - i. *The parcel identification number for the new lot be removed from 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.*
  
2. *Subsequent to final approval and signature by the Planning Board Chair, the following conditions shall be met:*
  - a. *Prior to the issuance of a building permit for a new residential dwelling, a wetland delineation for the building area shall be conducted by a licensed NH Soils Scientist and a plan showing the delineated wetlands and their buffer shall be submitted to the Community Development Department. If the delineation conducted reveals no wetlands in the building area, a letter with the licensed NH Soils Scientist's stamp stating that no wetlands were found shall be submitted instead.*
  
  - b. *Prior to the issuance of a building permit for a new residential dwelling, a Grading and Drainage Plan shall be submitted for the proposed development to the Community Development Department for review and approval by the City Engineer.*
  
- b. **S-10-22 – 2-lot Subdivision & SWP-CUP-03-23 – Surface Water Protection Conditional Use Permit – 0 Old Walpole Rd** - Applicant Brickstone Land Use Consultants, on behalf of owner Keene Executive Homes LLC, proposes to subdivide the ~211 ac parcel at 0 Old Walpole Rd (TMP #211-010-000) into two lots that are ~5 ac and ~206 ac. A Conditional Use Permit is requested to install a driveway that will be partially located within the Surface Water Protection buffer. Waivers are requested from Sec. 25.10.5.B.2.b.iii & Sec. 25.10.5.B.2.c.ii of the Land Development Code regarding the requirement that updated plans showing the metes and bounds of the revised parcels be submitted. The parcel is located in the Rural District.

**Board Action on Subdivision & Surface Water CUP Applications:** Voted unanimously to approve S-10-22 & SWP-CUP-03-23 as shown on the plan set identified as "2 Lot Subdivision Keene Executive Homes, LLC" prepared by Cardinal Surveying & Land Planning at a scale of 1" = 50' dated August 22, 2022 and last revised July 7, 2023 and the plan identified as "Proposed Driveway Old Walpole Road Keene, NH" prepared by Brickstone Land Use Consultants, LLC at a scale of 1" = 20' dated April 6, 2023 and last revised July 5, 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. *Owner's signature appears on the plan.*
  - B. *Submittal of a revised plan set with the following changes:*
    - i. *The parcel identification number for the new lot be removed from the plan.*
    - ii. *A note added to the plan stating that a Street Access Permit shall be required for the new lot.*
    - iii. *The proposed easement area be more clearly defined.*
  - 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.*
  
2. *Subsequent to final approval and signature by the Planning Board Chair, the following conditions shall be met:*
  - A. *Prior to the issuance of a building permit for new residential development, a Stormwater Management Plan for the site, including the driveway, level spreader and culvert, designed in accordance with the NH Stormwater Manual and Section 22.3.10 of the Land Development Code, and prepared by a Professional Engineer licensed in New Hampshire, shall be submitted for review and approval by the City Engineer.*
  - B. *Prior to the issuance of a building permit for new residential development, a copy of the recorded Shared Access and Maintenance Warranty Deed shall be submitted to the Community Development Department.*