



PLANNING BOARD  
Council Chambers, Keene City Hall  
November 13, 2023  
6:00 PM

## **BOARD ACTIONS**

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

- a. **S-03-23 – Conservation Residential Development Subdivision & SWP-CUP-02-23 – Surface Water Protection Conditional Use Permit – 19 Whitcomb’s Mill Rd –** Applicant and owner Sandra R. Henry Trust proposes to subdivide the 12.42 ac parcel located at 19 Whitcomb’s Mill Rd (TMP #237-018-000) into 9 lots, including 8 residential building lots that range in size from 0.38 to 0.77 ac and one open space lot that is 6.83 ac in size. Four lots are proposed to be developed as duplexes and four lots are proposed to be developed as single family homes. A new dead-end road is proposed to provide access to seven of the residential lots. Access to the 8th residential lot is proposed from Whitcomb’s Mill Rd. A waiver is requested from Sec. 19.3.5.A.3 of the Land Development Code regarding the requirement that all structures shall be accessed from internal streets. The site is located in the Low Density 1 District.

**Board Action:** *Voted unanimously to issue final approval for S-03-23 and SWP-CUP-02-23 with the following condition subsequent to final approval:*

1. *Prior to the commencement of sitework or the issuance of any City permits associated with this project, security in an amount deemed satisfactory to the Public Works Director shall be submitted to ensure that the lot monuments will be set.*

- b. **S-10-23 – Boundary Line Adjustment – Aroma Joe’s & Granite State Carwash, 348 & 364 West St** – Applicant Brickstone Land Use Consultants, on behalf of owners West Street AJ’s LLC and A&B LLC, proposes a boundary line adjustment that would transfer ~0.022 ac of land from the ~0.598-ac Granite State Carwash site at 364 West St (TMP #577-026-000) to the ~0.224-ac Aroma Joe’s site at 348 West St (TMP #577-025-000). Modifications to the layout of the existing queuing area on the Aroma Joe’s site are also proposed. Both properties are located in the Commerce District.

**Board Action:** *Voted unanimously to issue final approval for S-10-23.*