



PLANNING BOARD
Council Chambers, Keene City Hall
February 26, 2024
6:30 PM

BOARD ACTIONS

I. Minutes of Previous Meeting – January 22, 2024

Board Action: *Voted unanimously to adopt the minutes with the following changes: delete the word “that” on line 54; replace the word “this” with “the third” on line 82; delete the word “was” and add the word “and” on line 193; add the word “and” on line 194; and combined the words “a butter” to say “abutter.”*

II. Final Vote on Conditional Approvals

- a. **SPR-02-22, Modification #1 – Site Plan – Aroma Joe’s, 348 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 SPR-02-22, Modification #1.*

- b. **SPR-03-19, Modification #3 – Site Plan – Keene Mini Storage New Building, 678 Marlboro Rd** - Applicant SVE Associates, on behalf of owner Keene Mini Storage LLC, proposes to construct a ~5,200 sf climate-controlled storage building on the property at 678 Marlboro Rd (TMP #241-107-000). The parcel is 9.5 ac and is located in the Industrial District.

Board Action: *Voted unanimously to issue final approval for SPR-03-19, Modification #3.*

III. Extension Request

- a. **S-08-23 – Subdivision – Markem, 150 Congress St** – Applicant and owner Markem Corporation, requests a first extension to the deadline to achieve active and substantial development for the subdivision application, S-08-23, for the subdivision of the parcel at 150 Congress St (TMP #598-002-000) into two lots and the removal

of pavement and portions of an existing tunnel structure. The parcel is 31 ac and is located in the Industrial Park District.

Board Action: *Voted unanimously to grant a 180-day extension to satisfy the precedent conditions of approval for S-08-23.*

IV. Continued Public Hearing

- a. **PB-2024-01 – Surface Water Protection Conditional Use Permit – 186 Gunn Rd** - Applicants and owners Ashley & Peter Greene request a reduction in the Surface Water Protection buffer from 75' to 30' to allow for the future subdivision and development of the parcel at 186 Gunn Rd (TMP #205-013-000). The parcel is 11 ac and is located in the Rural District.

Board Action on Surface Water CUP Application: *Voted 4-1 to continue the application to the next regular Planning Board meeting on March 25, 2024.*

V. Public Hearings

- a. **SPR-01-13, Modification #3 – Site Plan – Cheshire County Shooting Sports Education Foundation, 19 Ferry Brook Rd** - Applicant SVE Associates, on behalf of owner the Cheshire County Shooting Sports Education Foundation, proposes several site modifications, including the relocation of the previously approved stormwater management system, on the property at 19 Ferry Brook Rd (TMP #214-021-000). The parcel is 55 ac and is located in the Rural District.

Board Action on Site Plan Application: *Voted unanimously to accept the application as “complete” and continue the application to the next regular Planning Board meeting on March 25, 2024.*

- b. **SPR-04-21, Modification #3 – Site Plan – Hundred Nights, 122 Water St** - Applicant BCM Environmental & Land Law PLLC, on behalf of owners the Hundred Nights Foundation Inc, the Railroad Street Condominium Association, and the City of Keene, proposes to install security lighting around the perimeter of the Hundred Nights site at 122 Water St (TMP #585-027-000). Waivers are requested from Section 20.7.3.C & Section 20.7.3.F.1.c of the LDC regarding light trespass onto the adjacent properties at 0 Water St & 0 Cypress St (TMP#s 574-041-000 & 585-026-000) and lighting hours of operation. The Hundred Nights site is 0.62 ac and is located in the Downtown Growth District.

Board Action on Waiver Requests: *Voted unanimously to grant waivers from Section 20.7.3.C & Section 20.7.3.F.1.c of the Land Development Code regarding light trespass onto adjacent properties and lighting hours of operation.*

Board Action on Site Plan Application: *Voted unanimously to issue final approval for SPR-04-21, Mod. 3, as shown on the photometric plans identified as “Hundred Nights Security Lighting” prepared by Charron Inc. on January 7, 2024, and last revised on January 18, 2024, with no conditions.*

VI. Capital Improvement Program FY 2025-2031

Board Action: *Voted unanimously to recommend to the City Council that the Capital Improvement Program for FY 2025-2031 is consistent with the Comprehensive Master Plan.*

VII. Master Plan Update

Board Action: *Voted unanimously to accept Armando Rangel's resignation from the Master Plan Steering Committee and elect Pamela Russell-Slack to serve in his place.*