



PLANNING BOARD
Council Chambers, Keene City Hall
May 20, 2024
6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on May 20, 2024. Additional information can be found in the meeting minutes.

Please contact the Community Development Department with any questions at communitydevelopment@keenenh.gov or 603-352-5440.

BOARD ACTIONS

I. **Minutes of Previous Meeting** – April 22, 2024

Board Action: Voted unanimously to adopt the minutes as presented.

II. **Final Approval:**

- a. **PB-2024-03 – Boundary Line Adjustment – 2 & 12 Gilbo Ave** - Applicant Huntley Survey & Design PLLC, on behalf of owner the City of Keene, proposes a boundary line adjustment that would result in the transfer of ~216-sf of land from the City-owned right-of-way known as 12 Gilbo Ave (TMP #575-014-000) to the ~1,204-sf parcel at 2 Gilbo Ave (TMP#575-013-000) and transfer ~434-sf of land to the Main St & Gilbo Ave public right-of-way. All land is located in the Downtown Core District.

Board Action: Voted unanimously to issue final approval for PB-2024-03.

III. **Extension Request**

- a. **SPR-04-22 & S-04-22 – Site Plan & Conservation Residential Development Subdivision – Timberlane Woods, 0 Drummer Rd** - Owner C. Eric Farris, requests a third extension to the deadline to satisfy the precedent conditions of approval for the proposed 6-lot subdivision of the property located at 0 Drummer Rd (TMP #515-015-000) and construction of four, 5-unit multifamily residences and one, 6-unit multifamily residence. The property is 13.1 acres and is located in the Low Density District.

Board Action: Voted 5-1 in favor of granting a third 180-day extension to the timeframe to satisfy the precedent conditions of approval for SPR-04-22 and S-04-22.

IV. **Public Hearing**

- a. **Change of Governmental Land Use** – RSA 674:54 regarding the proposed use of the 1.8-ac parcel at 0 Island St (TMP #583-018-000) as a temporary construction material storage yard during the upcoming Island Street Infrastructure project. The parcel is owned by PSNH and is located in the Commerce District.

Board Action: *Voted unanimously make the below recommendation to the City of Keene Public Works Department regarding the proposed change of Governmental Land Use on the property at 0 Island St (TMP #583-018-000) for use as a temporary construction materials storage yard during the upcoming Island Street Infrastructure project.*

1. *The installation of 8-10' fencing with a barrier and screening along the northern portion of the parcel.*

V. Master Plan Steering Committee Resignation & Confirmation

Board Action: *Voted unanimously to accept Pamela Russell-Slack's resignation from the Master Plan Steering Committee and appoint Councilor Catherine Workman to serve as a regular member.*