



PLANNING BOARD
Council Chambers, Keene City Hall
July 22, 2024
6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on July 22, 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 – June 24, 2024

Board Action: *Voted unanimously to adopt the June 24, 2024 meeting minutes as presented.*

II. Public Hearings

- a. **PB-2024-06 – Subdivision – 435 Chapman Rd** - Applicant Cardinal Surveying & Land Planning, on behalf of owner Cornelius W. & Ruth R. Schenck Irrevocable Trust, proposes to subdivide the ~48-ac parcel at 435 Chapman Rd (TMP #239-041-000) into three lots approximately 3.57 ac, 3.80 ac, and 40.63 ac in size. The parcel is located in the Rural District.

Board Action: *Voted unanimously to approve PB-2024-06 as shown on the plan set identified as "Title Sheet, Existing and Proposed Conditions, 3-lot Subdivision, Map 239-041-000, 435 Chapman Road, Keene, NH 03431" prepared by Cardinal Surveying & Land Planning at varying scales on June 14, 2024 and last revised on July 3, 2024 with the following conditions:*

1. *Prior to final approval and signature of the plans by the Planning Board Chair, the following conditions precedent shall be met:*
 - a. *Owner's signature appears on both sheets of the plan set.*
 - b. *Submittal of four (4) paper copies, two (2) mylar copies, and a digital copy of the complete plan set.*
 - 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 a check in the amount of \$77.00 made out to the City of Keene to cover the cost of recording fees.*

- e. *Submittal of documentation demonstrating that the application has received state subdivision approval from NHDES. A note with the NHDES approval number shall be added to Sheet 1 of the plan set.*
2. *Subsequent to final approval and signature by the Planning Board Chair, the following conditions subsequent shall be met:*
 - a. *Prior to the issuance of a building permit for new residential construction, a stormwater management plan shall be submitted to the Community Development Department for review and approval by the City Engineer.*
 - b. *At the Community Development Director's discretion, the 75' wetland buffer shall be flagged and inspected by the Community Development Director or their designee prior to the development of the new lots.*
- b. **PB-2024-07 – Site Plan – Dinkbee's Redevelopment, 510 Washington St** - Applicant Fieldstone Land Consultants PLLC, on behalf of owner OM 510 Washington Street LLC, proposes to demolish the existing Dinkbee's building on the property at 510 Washington St (TMP #532-003-000), construct a new ~6,256-sf building in its place, and expand the number of vehicle fueling stations. Waivers are requested from Sections 20.2.1.b, 20.6.E, 20.7.2.C, and 20.14.3.D of the LDC related to the submittal of a drainage report, parking lot landscaping, light trespass, and parking. The parcel is 0.74 ac and is located in the Commerce District.

Board Action on Waiver #1: *Voted unanimously to deny a waiver from Section 21.2.1.B, "Runoff Volume and Velocity," of the Land Development Code for the requirement to submit stormwater and drainage data in the form of a Drainage Report stamped by a Professional Engineer licensed in the state of New Hampshire.*

Board Action on Waiver #2: *Voted unanimously to grant a waiver from Section 21.7.2.C, "Light Trespass," of the Land Development Code to allow light trespass of .2-footcandles on an adjacent property where only .1-footcandles is permitted.*

Board Action on Waiver #3: *Voted unanimously to grant a waiver from Section 21.14.3.D, "Site Design and Relationship to Surrounding Community," of the Land Development Code to allow for required off street parking to be located in front of the building where parking is normally required to be located on the sides and rear of buildings.*

Board Action on Site Plan Application: *Voted unanimously to continue PB-2024-07 to the next Planning Board meeting scheduled for August 26, 2024 at 6:30 pm in the Council Chambers on the second floor of Keene City Hall, 3 Washington St, Keene, NH 03431.*

- c. **PB-2024-08 – Cottage Court Conditional Use Permit – Townhomes, 0 Ellis Ct** - Applicant Sampson Architects LLC, on behalf of owner POMAH LLC, proposes to construct a two-unit townhome on the parcel at 0 Ellis Ct (TMP #535-012-000). The parcel is 0.18 ac and is located in the Medium Density District.

Board Action: *Voted unanimously to approve PB-2024-08 as shown on the site plan identified as "Site Grading Plan, POMAH, LLC" prepared by Fieldstone Land Consultants at a scale of 1 inch = 10 feet and dated June 21, 2024, and on the architectural plans identified*

as "Proposed Townhouse, 0 Ellis Court, Keene, NH 03431" prepared by Sampson Architects at varying scales and dated May 21, 2024, with the following conditions:

1. Prior to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:
 - a. Engineer's stamp appears on the site grading plan.
 - b. Owner's signature appears on the site plan and architectural plans.
 - c. Submittal of five (5) paper copies and one digital copy of the site plan and architectural plans.
 - d. Submittal of an effective screening plan between the abutters to show a 6 foot tall fence at the south of the property and ornamental shrubs on Colony Court to create a buffer that will have no impact on drainage or flooding.
2. Subsequent to final approval and signature by the Planning Board Chair, the following conditions shall be met:
 - a. City Engineer review and approval of sediment and erosion control and stormwater management designs prior to the issuance of a building permit.
 - b. Any future modification to the street access shall be reviewed and approved by the City Engineer.
 - c. To schedule a pre-construction meeting to go over plans, including parking and material storage, and any impact the project may have on the neighborhood.

I. **Advice and Comment**

- a. **Planning Board Review and Comment on Proposed Development at 57 Marlboro St. and 3 Aliber Pl.** – In accordance with RSA 674:41, sub-section I.(d), owner Jared Goodell seeks Planning Board review and comment regarding his request for City Council authorization for the issuance of building permits where the street giving access to the lot upon which the buildings are proposed to be placed is a private road.

Board Action: Voted unanimously to recommend that City Council grant the request to authorize the issuance of building permits for three duplexes on the property located at 57 Marlboro Street and to recommend that the resolution, R-2000-28, be considered by City Council.