



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

Below is a summary of the actions taken by the Keene Planning Board at their meeting on August 26, 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 – July 22, 2024

Board Action: *Voted unanimously to adopt the July 22, 2024 meeting minutes with the following amendments: insert the word “note” before the phrase “to the plan” on line 109; add the word “spaces” after the word “parking” on line 257; switch the order of the words “existing” and “the” on line 261; add the word “be” before the word “forwarded” on line 271; and replace the word “expect” with the word “except” on line 297.*

II. Final Vote on Conditional Approvals

- 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 issue final approval for PB-2024-06.*

- b. **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 issue final approval for PB-2024-08.*

III. Continued Public Hearing

- a. **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 Site Plan Application: *Voted unanimously to approve PB-2024-07 as shown on the plan identified as "510 Washington Street Gas Station Redevelopment" prepared by Fieldstone Land Consultants at a scale of 1 in. = 20 ft. dated June 14, 2024 and last revised July 8, 2024, and the architectural elevations prepared by Metropool Design at a scale of 1/4 in. = 1 ft. dated July 8, 2024 with the following conditions:*

1. *Prior to final approval and signature by the Planning Board Chair, the following conditions precedent shall be met:*
 - A. *The owner's signature shall appear on the plan.*
 - B. *Submittal of security for landscaping, sedimentation and erosion control and "as built" plans in a form and amount acceptable to the City Engineer.*
 - C. *Submittal of five full-size paper copies and one digital copy of the final plan.*
2. *Subsequent to final approval and signature by the Planning Board Chair, the following condition shall be met:*
 - A. *Prior to the commencement of site work, the Community Development Department shall be notified when all erosion control measures are installed and the Community Development Director, or their designee, shall inspect the erosion control measures to ensure compliance with this site plan and all City of Keene regulations.*

IV. Advice and Comment

- a. **Planning Board Review & Comment on Proposed Development at 270 Beaver St** – In accordance with RSA 674:41, subsection I.(d), prospective owner Ken Susskind seeks Planning Board review and comment regarding his request for City Council authorization for the issuance of building permit where the street giving access to the lot upon which the dwelling is proposed to be placed is a Class VI road.

Board Action: *Voted unanimously to recommend that City Council grant the request to authorize the issuance of building permits for development on the property at 270 Beaver St.*

V. Letter of Support for InvestNH Housing Opportunity Planning Grant Application

Board Action: *Voted unanimously to authorize Chair Farrington to write and submit a letter of support for the City of Keene's application to the InvestNH Housing Opportunity Planning Grant Program.*