



PLANNING BOARD  
Council Chambers, Keene City Hall  
December 16, 2024  
6:30 PM

*Below is a summary of the actions taken by the Keene Planning Board at their meeting on December 16, 2024. Additional information can be found in the meeting minutes.*

*Please contact the Community Development Department with any questions at [communitydevelopment@keenenh.gov](mailto:communitydevelopment@keenenh.gov) or 603-352-5440.*

### **BOARD ACTIONS**

**I. Minutes of Previous Meeting** – November 25, 2024

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

**II. Final Approvals:**

- a. **PB-2024-13 – 2-Lot Subdivision – Habitat for Humanity, 0 Old Walpole Rd** – Applicant Monadnock Land Planning, on behalf of owner Monadnock Habitat for Humanity Inc., proposes to subdivide the ~7.18-ac parcel at 0 Old Walpole Rd (TMP #503-005-000) into two lots ~2.35-ac and ~4.83-ac in size. The parcel is located in the Rural District.

**Board Action:** *Voted unanimously to issue final approval for PB-2024-13.*

- b. **PB-2024-16 – Major Site Plan – Kia, 440 Winchester St** - Applicant Hutter Construction Corp, on behalf of owner 434-440 Winchester LLC, proposes to construct a new ~15,365-sf Kia dealership in place of the existing ~9,950-sf building and make associated site modifications on the property at 440 Winchester St (TMP #115-004-000). A Surface Water CUP is requested for temporary impacts within the 30' wetland buffer. Waivers are requested from Section 20.14.3.D, Section 21.7.3.C, and Section 21.7.4.A.1 of the LDC to allow for parking in front of the building and allowed lighting levels. The parcel is 2.23-ac in size and is located in the Commerce Limited District.

**Board Action:** *Voted unanimously to issue final approval for PB-2024-16.*

**III. Public Hearing**

- a. **PB-2024-18 – Cottage Court Conditional Use Permit – 133 Roxbury St** - Applicant Unicron Management, on behalf of owner Mahantrashti Real Estate LLC, proposes the conversion of an illegal 7-unit building at 133 Roxbury St (TMP #569-099-000) into four units. The parcel is 0.25-ac in size and is located in the High Density District.

**Board Action:** Voted unanimously to approve PB-2024-18 as shown on the plan set identified as "Conditional Use Permit" prepared by Michael Petrovick Architects, PLLC at varying scales on November 7, 2024 and last revised on December 13, 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. Owner's signature appears on the plan.
  - b. Submittal of five (5) full sized paper copies of the final signed plan set.
  - c. Submittal of existing and proposed grading & drainage plans prepared by an engineer licensed in the State of NH subject to review and approval by the City Engineer's Office.
  
2. Subsequent to final approval and signature by the Planning Board Chair, the following condition shall be met:
  - a. Prior to the commencement of parking lot modifications, the submittal of an approved Floodplain Development Permit, if deemed necessary by the Floodplain Manager.

**IV. Advice and Comment Regarding Potential for Regional Impact** – Justin Daigneault of Granite Engineering, on behalf of owner G2 Holdings LLC, requests Planning Board consideration regarding the potential for "regional impact" as defined in RSA 36:55 for a proposed expansion of the gravel pit operation at 57 Route 9 (project EXP-01-22). The property is ~84.7 acres and is in the Rural District

**Board Action:** Voted unanimously that the proposed expansion of the gravel pit at 57 Route 9 should be noticed as a development of regional impact.

**V. Adoption of 2025 Meeting Schedule**

**Board Action:** Voted unanimously to adopt the 2025 Planning Board meeting schedule as presented.