



City of Keene Minor Project Review Committee

AGENDA - AMENDED

Thursday, January 26, 2023

10:00 AM

City Hall, 2nd Floor Council Chambers

- I. **Call to Order** – Roll Call
- II. **Election of Chair and Vice Chair**
- III. **Minutes of Previous Meeting** – December 8, 2022
- IV. **Final Vote on Conditional Approvals**
- V. **Public Hearing**

SPR-204, Modification #3 – Site Plan – 216 Marlboro St – Applicant Randall Walter, on behalf of owner, 216 Marlboro St LLC, proposes to replace the existing vinyl siding with new vertical metal siding and install rooftop equipment on the building at 216 Marlboro St (TMP #589-016-000). The site is 0.97 acres and is located in the Neighborhood Business District.

VI. Adoption of Amended 2023 Meeting Schedule

VII. Upcoming Meeting Dates

- February 2, 2023 at 10:00 am
- February 16, 2023 at 10:00 am (*If needed due to continued public hearing or pre-submission inquiries*)

1 City of Keene
2 New Hampshire

3
4
5 MINOR PROJECT REVIEW COMMITTEE
6 MEETING MINUTES
7

Thursday, December 8, 2022

10:00 AM

Council Chambers,
City Hall

Members Present:

John Rogers
Don Lussier
Jesse Rounds
Med Kopczynski
Donald Farquhar
Michael Hagan, Alternate

City Staff Present:

Megan Fortson, Planning Technician

Members Not Present:

Kürt Blomquist, Alternate
Mari Brunner, Alternate
Steve Dumont Sr., Alternate

8
9 **I) Call to Order and Roll Call**

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11 Chair Rogers called the meeting to order at 10:03 AM. Roll call was conducted.
12

13 **II) Minutes of Previous Meeting – March 10, 2022**

14
15 Mr. Kopczynski made a motion to approve the meeting minutes of March 10, 2022. Mr. Lussier
16 seconded the motion, which passed by unanimous vote.
17

18 **III) Public Hearing**

- 19 a. **SPR-881, Modification #2 – Site Plan – 342 Winchester St - Applicant Sampson**
20 **Architects, on behalf of owner Riverside Improvements LLC, proposes to**
21 **renovate the eastern tenant space and build an addition approximately 321 sf in**
22 **size on the building located at 342 Winchester St (TMP#111-004-000-004-000)**
23 **for use as a Ramunto’s restaurant. The site is 0.68 acres in size and is part of the**
24 **larger Riverside Plaza located in the Commerce District.**
25

26 Mr. Rogers introduced SPR-881, Modification #2.

27
28 Tim Sampson of Sampson Architects stated that this project proposes to redevelop some currently
29 unused space at the rear portion of the building where Delta Dental is located for use as a restaurant,
30 to renovate some exterior space to create an addition that will be utilized as back of house space
31 for the restaurant, and to create an outdoor seating area that will be approximately 450 square feet

32 in size. There are no changes are proposed to the parking; however, there will be a minor increase
33 in the amount of impervious surface on the site due to the proposed outdoor seating, which will
34 have a canopy over it. He showed the site plan and stated that the proposed restaurant is about 20%
35 of the building. He showed the location of the outdoor seating, stating that it was approved by the
36 landlord. He showed the outside space and existing concrete wall, stating that they propose putting
37 a roof over it, to use as back of the house for the restaurant. He continued by stating that existing
38 bathrooms inside will be reconfigured. He showed the enclosed area where they propose to put the
39 dumpster and add some screening. He continued by stating that it is a simple, straightforward
40 project, fairly small in scope. He recently handed out examples of what is being proposed for siding
41 and noted that he will probably have to come back to formally present that.

42
43 Mr. Rogers stated that before Mr. Sampson continues his presentation, the committee needs to hear
44 from City staff regarding the completeness of the application.

45
46 Ms. Fortson stated that the applicant requests exemptions from submitting a grading plan, a
47 landscaping plan, lighting plan, drainage report, traffic analysis, soil analysis, historic evaluation,
48 and screening analysis. She continued that staff recommends the committee grant the requested
49 exemptions and accept this application as complete.

50
51 Mr. Kopczynski made a motion to find the application complete as recommended by staff. Mr.
52 Rounds seconded the motion.

53
54 Mr. Lussier stated that he has no problem with the motion as presented. He continued that one of
55 the exemptions is the drainage report. He looked at the original site plan and the drainage report
56 that was done for that site, and that drainage report had a higher amount of impervious coverage
57 than Mr. Sampson's proposal has. The drainage report done at that time can be used as justification
58 for omitting the drainage report now. However, regarding one of the requirements in the design
59 criteria of that original work, they were using the drainage system, the pipes themselves, as a
60 retention basin. They did that by installing choke plates into the drain lines. Those sorts of things
61 tend to disappear over time, so he would like to propose as a condition of approval that the
62 applicant will need to submit documentation and evidence that the restriction plate is in place
63 according to the original design. If the applicant is okay with that, he has no problem omitting the
64 drainage report. Chair Rogers stated that he also has questions regarding some of the drains coming
65 off the building.

66
67 Mr. Kopczynski stated that he did not intend for the motion to be seen as approval of any waivers.
68 His intent with the motion was to find that the application is complete. He assumed that as the
69 committee discussed the project, if there were any issues, they would rise to the table.

70
71 Mr. Lussier stated that he thinks the function of the motion is to waive the applicant from the
72 requirement to submit a drainage report, among others. Chair Rogers replied yes, that is how he
73 would take it – that the committee actually is approving the completeness, the waiver requests are
74 being allowed. He thinks they can cover those with, as Mr. Lussier mentioned, a possible condition.

75
76 Mr. Kopczynski replied that for the record, that was not his intent. He continued that he does not
77 have a problem with that, but it was not his intent.

78

79 Ms. Fortson stated that for the sake of clarity, the MPRC does not have the ability to grant waivers
80 from the Planning Board standards. She continued that with this motion, the committee is just
81 granting the applicant an exemption from having to submit an item. Waivers would be actual relief
82 from the standard itself. Thus, the MPRC is essentially just saying that they did not think it was
83 necessary for the applicant to submit X, Y, and Z.

84

85 The motion to accept the application as complete passed by unanimous vote.

86

87 Mr. Rogers asked Mr. Sampson to continue his presentation.

88

89 Mr. Sampson showed the proposed elevations, the location of the existing coolers, and the
90 proposed stone and door, and the covered outside seating. He showed the proposed meter bay,
91 stating that it would have some sort of enclosure around it so the people sitting outside do not have
92 to see it. He continued that the second egress is on the opposite side. He showed where they
93 propose to extend a concrete wall down into the cooler and enclose and insulate that so it can be
94 used as additional interior space. He continued that it is partially roofed and they propose enclosing
95 it.

96

97 Mr. Sampson stated that this is existing space that was a pizza place years ago. They propose
98 turning a portion of it back into a pizza shop.

99

100 Mr. Kopczynski asked if this would be an additional Ramunto's restaurant in Keene or if this
101 would replace the existing Ramunto's restaurant. David Ingerman, owner of Ramunto's, replied
102 that the existing one will be closed probably at the end of the year, mainly due to resource issues,
103 having enough staff, etc.

104

105 Chair Rogers noted that Mike Hagan is here as an alternate, involved with the deliberations but
106 not the votes.

107

108 Mr. Hagan asked about the proposal for the overhead door. He continued that there is a requirement
109 for insect screening for restaurants, such as an air curtain or an air screen, which can be expensive.
110 He wanted to make sure the applicant was aware of that. Mr. Sampson replied that he has discussed
111 that with City staff.

112

113 Mr. Lussier asked about planned changes to water or sewer connections. Mr. Sampson replied no,
114 they are in the existing locations.

115

116 Chair Rogers stated that he knows there are some existing downspouts that are dumping to the
117 riprap area between the sidewalk and the building. He asked if that riprap area will be removed
118 and replaced with, he is assuming, a concrete patio. Mr. Sampson replied that they are discussing
119 materials and trying to find a good impervious paver. Chair Rogers asked if it is correct that the
120 roof drains as well as the other overflow scuppers will still be draining to a pervious surface. Mr.
121 Sampson replied yes. Chair Rogers replied that he sees Mr. Sampson has shown some new
122 drainage for the awning/roof system on the plans that is proposed to be connected into the existing
123 drainage system, not just into the ground. Mr. Sampson replied that is correct.

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Chair Rogers stated that what Mr. Sampson shows as the existing dumpster location is actually not the legitimate dumpster location; it might be where the dumpster lives today, but not per the originally approved site plan. He continued that he sees that Mr. Sampson proposes putting it back into what should be the approved dumpster location. He noted that there is a Fire Department connection within the proposed dumpster enclosure, as well as the sprinkler room access door. He would ask the Fire Chief what concerns he might have. He believes the dumpster was supposed to live much further down in the area that Mr. Sampson proposes to enclose, so these two areas that may need to be accessed in an emergency would not be impeded by a dumpster. Mr. Sampson replied that if staff has a better dumpster location in mind that is fine. He showed an alternative location.

Chair Rogers replied that that is actually the location right in front of the fire connection; it becomes tight in the enclosure to have both a dumpster and the fire access points. He will let the Fire Chief speak to the importance of having access to that sprinkler room. The fire connection is to the left side of that area. Having seen how dumpster truck drivers work and how the dumpsters get slammed all over the place, he has concern about those two areas. Mr. Sampson stated that he is open to a different location. He continued that this just seemed like the easiest and most convenient place to put it. Chair Rogers replied that that was where it was supposed to be to begin with; it is not supposed to be outside of that screened-in area. That just happens to be where it sits today, by the choice of the dumpster truck driver. He appreciates it going back somewhat in the area where it is supposed to be. If it were much further back, the fire connection and that door would not be impeded.

Chief Farquhar stated that he echoes Chair Rogers' comments about making sure there is access to those areas. He continued that if the dumpster is going to be in that area there would need to be some sort of physical barrier for the dumpster. Mr. Lussier asked if he means a bollard or something to that effect. Mr. Farquhar replied yes, something physical to make sure the area is not encroached upon over time.

Mr. Rounds asked about the requested exemption from the landscaping plan. He continued that they would want to see landscaping, to make sure it meets the site development standards.

Chair Rogers asked if anyone else had more discussion. Hearing none, he asked if the applicant had anything else to add.

Mr. Sampson stated that regarding drainage, he has been in touch with someone about a stormwater plan. He continued that he has been struggling to find someone who could do a drainage plan. They are looking into meeting this requirement. Mr. Lussier replied that again, the original drainage calculations for this site were based on a much larger parking area than what is currently out there, so he doesn't feel that it's necessary for them to be submitted; however, his concern is whether or not the drainage system was actually built the way the original designers intended it to be built. That is just a matter of opening up the catch basin that the restrictive plate is in and confirming that it is in place and operating.

169 Chair Rogers asked if there was anything else. Hearing none, he closed the public portion of the
170 meeting. He asked staff to deliberate on this application. He would point out that there are a few
171 concerns they have to think about as part of the motion, with Mr. Lussier’s comments about
172 confirming that the drainage retention system is properly operating as designed. Mr. Lussier
173 clarified, “installed and operating as per the designer’s original intent.” Chair Rogers stated that
174 he would also like to see some sort of condition placed that the fire connection and the sprinkler
175 room are protected in some manner that meets the approval of the Fire Chief.

176
177 Chair Rogers asked if staff has any other concerns to address at this point. Hearing none, he asked
178 for a motion.

179
180 Mr. Lussier made a motion to approve SPR 881, Modification #2.

181
182 Chair Rogers asked if there are conditions to add to the motion. Ms. Fortson replied that staff
183 drafted a recommended motion with recommended conditions, which has been distributed to the
184 Community Development Director, the Chair, and the Vice Chair. She continued that if they feel
185 any of those conditions are appropriate, they can be put into the motion.

186
187 Mr. Rounds stated that the draft motion does not include a condition about the fire connection.
188 Chair Rogers replied that they can modify the draft motion to include it.

189
190 Mr. Kopczynski made a motion to approve SPR-881, Modification #2, for the renovation of the
191 eastern tenant space and the construction of an addition on the building located at 342 West St
192 (TMP #111-004-000-004-000), as shown on the plan set identified as “Ramunto’s Tenant FitUp,
193 Riverside Plaza, 342 Winchester Street, Keene, NH 03431” prepared by Timothy Sampson at
194 varying scales on October 19, 2022 and last revised on November 23, 2022 with the following
195 conditions precedent, prior to signature by the Minor Project Review Committee Chair:

- 196
197 **1.** Property owner’s signature appears on the proposed plan.
198 **2.** Submittal of five paper copies and one digital copy of the final plan set.
199 **3.** Submittal of one paper copy and a digital copy of color elevations showing the
200 dimensions of the building and the proposed screening mechanism for the electric
201 meters at the southeastern corner of the building.
202 **4.** Submittal of documentation satisfactory to the City Engineer that the existing drainage
203 system is installed and functioning as designed and approved under SPR-881 (signed
204 by the Planning Board Chair on 6/18/1999).

- 205 **5.** Submittal of a revised site plan showing the following:
206 **a.** Dumpster screening plans and details, including a gate, to ensure the dumpster
207 will be fully screened.
208 **b.** The new locations of any existing landscaping that is relocated and the location,
209 species, quantity, planting height, and mature height of all new proposed
210 landscaping on the site.
211 **c.** Protection of the sprinkler room and fire connection areas within the dumpster
212 enclosure subject to approval by the Fire Chief.

213
214 Mr. Lussier seconded the motion.

215
216 Chair Rogers asked if there was any further discussion. Hearing none, he asked for a vote. The
217 motion passed unanimously.

218
219 Mr. Hagan asked if, with the new Supreme Court ruling, this is also subject to final approval, and
220 if the applicant will have to come back before the board. Mr. Rounds replied yes, they will have
221 to come back to get final approval. Mr. Lussier asked if the applicant has to be here for final review.
222 Mr. Rounds replied no, but there may be questions. Mr. Hagan stated that prior to the issuance of
223 a building permit, final approval will be required. Mr. Rogers replied that that clarity is helpful for
224 the applicant and the board.

225
226 **IV) Adoption of 2023 Meeting Schedule**

227
228 Chair Rogers asked for discussion or a motion.

229
230 Mr. Rounds made a motion to adopt the meeting schedule for 2023. Mr. Lussier seconded the
231 motion, which passed by unanimous vote.

232
233 **V) Upcoming Meeting Dates**

- 234 • December 22, 2022 at 10:00 AM
235 • January 12, 2023 at 10:00 AM

236
237 Chair Rogers stated that at the next meeting, they will vote on a Chair and Vice Chair.

238
239 **VI) Adjournment**

240
241 There being no further business, Chair Rogers adjourned the meeting at 10:30 AM.

242
243 Respectfully submitted by,
244 Britta Reida, Minute Taker

245
246 Reviewed and edited by,
247 Megan Fortson, Planning Technician



City of Keene, NH Site Plan Application

If you have questions about how to complete this form, please call: (603) 352-5440 or email: communitydevelopment@keeneh.gov

SECTION 1: PROJECT INFORMATION	
PROJECT NAME:	TYPE OF APPLICATION BEING SUBMITTED: <input type="checkbox"/> MAJOR PROJECT APPLICATION <input checked="" type="checkbox"/> MINOR PROJECT APPLICATION
PROJECT ADDRESS(ES): 216 Marlboro Street, Keene NH 03431	
EXISTING OR PREVIOUS USE: Same	PROPOSED USE:
GROSS FLOOR AREA OF NEW CONSTRUCTION (in square feet)	GROSS FLOOR AREA OF EXISTING BUILDINGS/STRUCTURES (in square feet)
AREA OF PROPOSED NEW IMPERVIOUS SURFACES (in square feet)	TOTAL AREA OF LAND DISTURBANCE (in square feet)
SECTION 2: CONTACT INFORMATION	
PROPERTY OWNER	APPLICANT
NAME/COMPANY: 216 Marlboro Street LLC	NAME/COMPANY:
MAILING ADDRESS: 216 Marlboro Street, Keene NH 03431	MAILING ADDRESS:
PHONE: 6035638305	PHONE:
EMAIL: kim@kembs.com	EMAIL:
SIGNATURE: 	SIGNATURE:
PRINTED NAME: Kim E. Bergeron	PRINTED NAME:
AUTHORIZED AGENT (if different than Owner/Applicant)	FOR OFFICE USE ONLY:
NAME/COMPANY: Randall Walter	TAX MAP PARCEL #(s): 589-016-000-000-000
MAILING ADDRESS: 310 Marlboro St, Keene NH 03431	
PHONE: 603.721.1227	PARCEL SIZE: 0.97 acres
EMAIL: randallwalter@gmail.com	ZONING DISTRICT: Neighborhood Business
SIGNATURE: 	DATE STAMP:
PRINTED NAME: Randall S. Walter	PROJECT #: SPR-204, Mod. 3

SECTION 3: APPLICATION SUBMISSION REQUIREMENTS

A COMPLETE APPLICATION MUST INCLUDE THE FOLLOWING ITEMS. APPLICATION MATERIALS MUST BE SUBMITTED BOTH PHYSICALLY & DIGITALLY AS OUTLINED IN THE ATTACHED DOCUMENTS.

- **Email:** communitydevelopment@keeneh.gov, with “Planning Board Application” in the subject line
- **Mail / Hand Deliver:** Community Development (4th Floor), Keene City Hall, 3 Washington St, Keene, NH 03431

The submittal requirements for Planning Board applications are outlined further in **Article 20** and **Article 25.12** of the Land Development Code (LDC). You may request an exemption from providing any of the items below, except the application fee, notice list, narrative, and mailing labels. The Community Development Director may grant an exemption, if it is determined that the scope of the project does not warrant the submittal.

Note: Additional information may be requested by the respective decision-making authority during the review process.

GENERAL SUBMITTAL REQUIREMENTS

CERTIFIED NOTICE LIST (See **Attachment A** for more information.)

2 SETS OF MAILING LABELS (See **Attachment A** for more information.)

PROJECT NARRATIVE (See **Section 1 of Attachment B** for more information.)

FEES: Fill in the information below to calculate the total fee.

- \$250 base fee
 - \$0.05 per-sf of new construction x _____ sf of new construction
 - \$62 legal ad fee
 - 4.57 current USPS certified mailing rate x 16 abutters
- = \$385.12 (TOTAL FEE)

NOTE: Please call the Community Development Department for the current certified mailing rate. Checks should be made payable to the *City of Keene*. Credit card payments are accepted in-person or by calling 603-352-5440.

WAIVERS (See **Section 2 of Attachment B** for additional information.)

- WAIVER(S) REQUESTED**
- NO WAIVER(S) REQUESTED**

PLAN SETS (See Attachment C for additional information.)	SUBMITTED	EXEMPTION REQUESTED
LOCATION MAP OF PROPOSED IMPROVEMENTS		X
EXISTING CONDITIONS PLAN	X	
PROPOSED CONDITIONS PLAN		X
GRADING PLAN		X
LANDSCAPING PLAN		X
LIGHTING PLAN		X
ELEVATIONS	X	
TECHNICAL REPORTS (See Attachment C for additional information.)	SUBMITTED	EXEMPTION REQUESTED
DRAINAGE REPORT		X
TRAFFIC ANALYSIS		X
SOIL ANALYSIS		X
HISTORIC EVALUATION		X
SCREENING ANALYSIS		X
ARCHITECTURAL & VISUAL APPEARANCE ANALYSIS		X
OTHER REPORTS / ANALYSES		X

City of Keene
Minor Site Plan Review

RE: 216 Marlboro Street, LLC
Revised 11JAN2022

Project narrative:

The owner wished to create a tasteful art inspired exterior expression inspired by natural landscapes to add visual interest and appeal in the downtown paved environment. This replaced damaged low quality vinyl siding.

The new siding is consistent with previous vertical siding (Subaru Dealership) on this building and the general neighborhood of adjacent properties – Uhaul, Kingsbury and Kick boxing studio etc. The siding product installed is factory painted metal that has remarkable longevity without need for maintenance or site painting. The product is from IdealRoofing – Universal 6” repeating rib that has appropriate scale and crisp appearance in 4 standard colors.

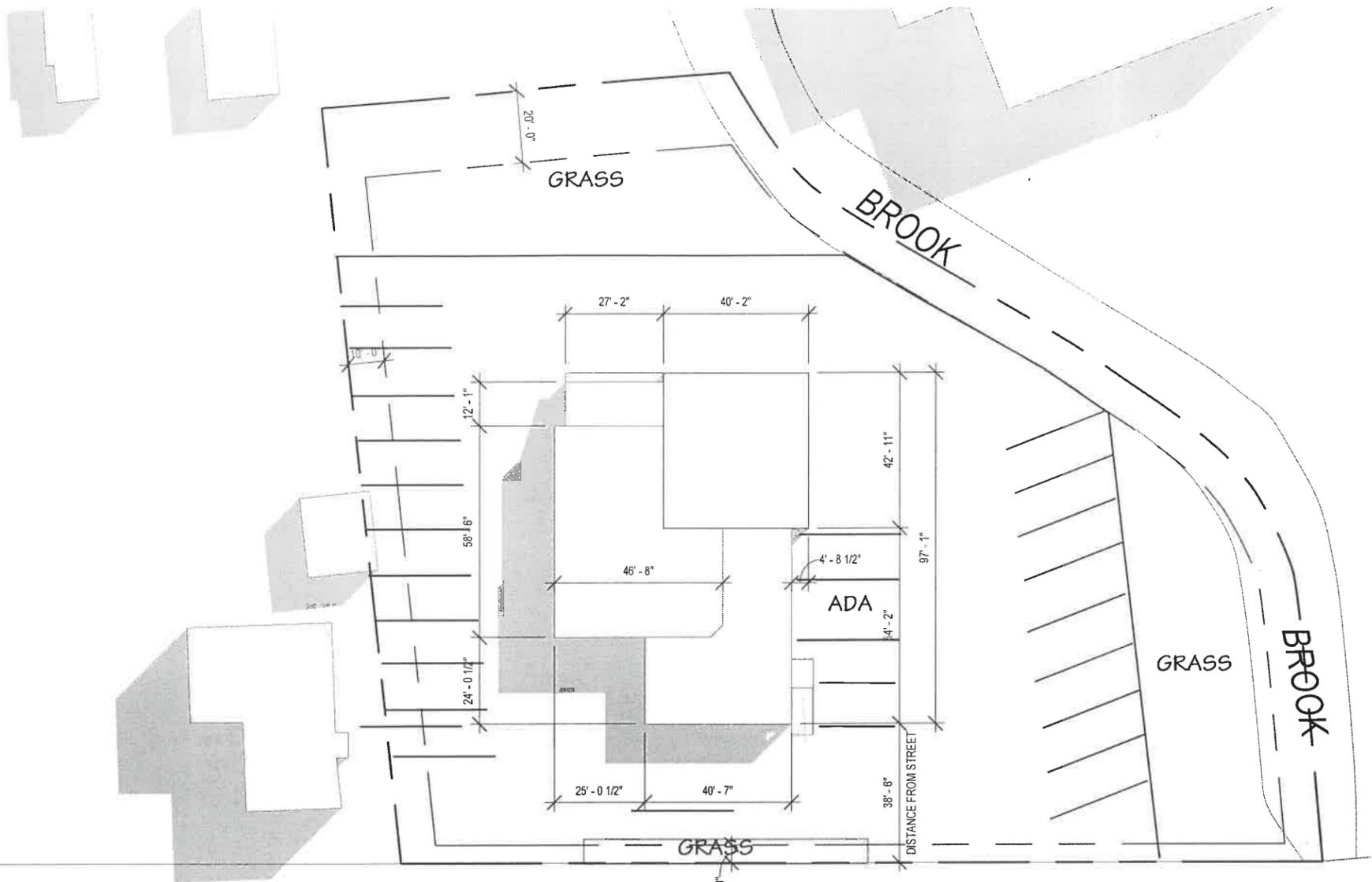
Numerous compliments have been offered from neighbors and customers alike.

In regards to the rest of the site, there are no additional changes to the building or land. The parking was repaved last year, and will be restriped with the same as previous layout. There are and will remain 24 parking spots with 1 ADA spot adjacent to the ADA ramp to the showroom. Paved area is exactly the same area, not changes to impervious nor number of parking places.

The owners business is related to sustainability and clean energy. The rooftop heat units (5) are state of the art demonstration of this and will be counted 100% in the allowable sign area calculation. This is consistent with UHaul for instance and all their product/signage across the street.



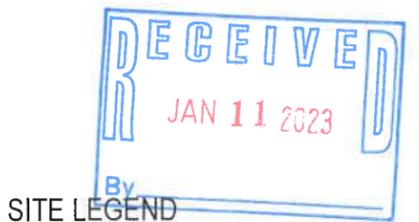
SPP-204, Mod.3



MARLBORO STREET

KELLEHER STREET

SITE DATA:
 LOT SIZE: 42,252 SF
 PERVIOUS EXISTING: 9717 SF
 IMPERVIOUS EXISTING: 32,535 SF
 24 PARKING SPOTS (1 ADA)



SITE LEGEND

	PROPERTY LINE
	SETBACK LINE

NOTES:
 • PROPERTY IS LOCATED IN THE BGR DISTRICT

1 SITE PLAN
 1" = 40'-0"

Proposed Conditions Plan

SPR-204, Mod. 3

A1.0

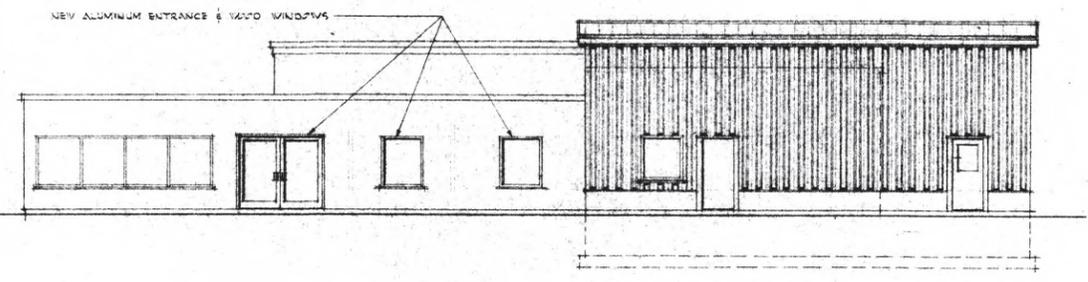
ISSUED: 01/04/2023
 FOR: PERMIT
 DRAWN BY: HODAVIS
 PROJECT NO.: 20220017

PERMIT SET
 216 MARLBORO STREET
 KEENE, NEW HAMPSHIRE 03431
 PARCEL ID: 589-016-000-000

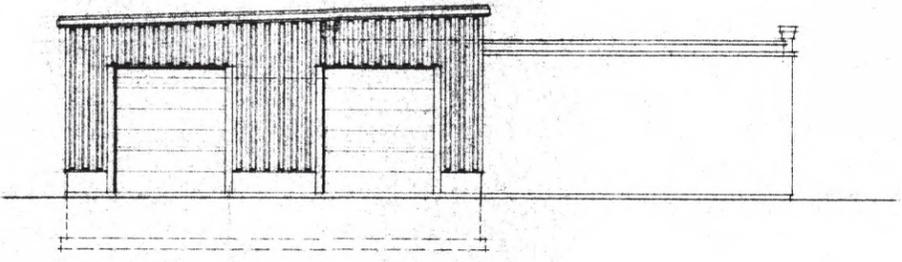


Randall S. Walter, AIA
 DESIGN/BUILD
 603.721.1227
 www.randallwalter.com
 randallwalter@gmail.com

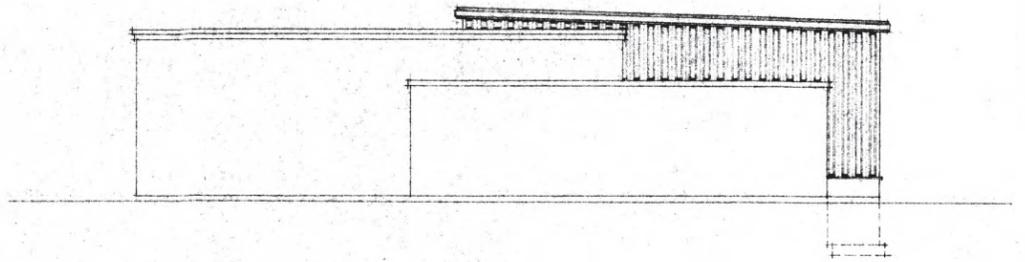
RECEIVED
 PLANNING DEPARTMENT
 Date March 14, 1978



EAST ELEVATION



NORTH ELEVATION



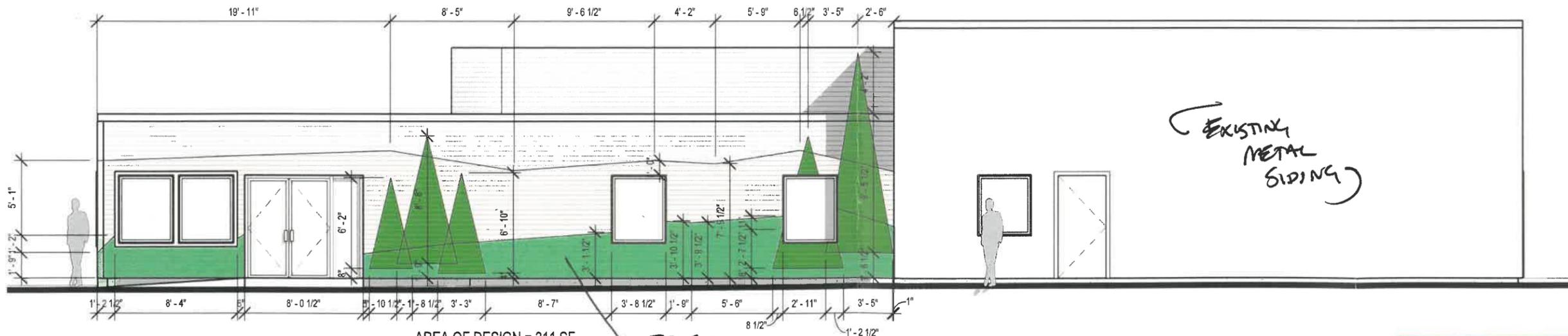
SOUTH ELEVATION

Approved Elevations from SPR-204

EXTERIOR ELEVATIONS SCALE: 1/8"=1'-0"		
ADDITION & ALTERATIONS		
SUBJECT OF KEENE		
216 MARLBORO ST. KEENE, N.H.		
	PREPARED BY BAYBUTT CONSTRUCTION CORP. ARMCO DIVISION	DATE
	KEENE REVISIONS	DRAWN BY R.W. GRUBBIE DRAWING NO.
		13 of 18



1 NORTH ELEVATION (REAR)
1/8" = 1'-0"

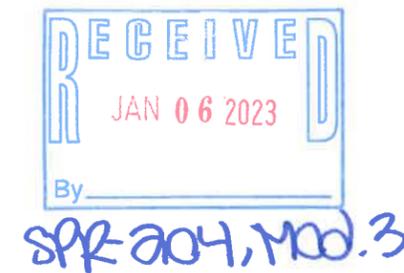


2 EAST ELEVATION
1/8" = 1'-0"

AREA OF DESIGN = 311 SF

PROPOSED METAL SIDING

Proposed Elevations



A2.0

ISSUED: 08/08/2022
FOR: RANDALL
DRAWN BY: HQDAVIS
PROJECT NO.: 20220017

EXISTING CONDITIONS
216 MARLBORO STREET
KEENE, NEW HAMPSHIRE 03431
PARCEL ID: 589-016-000-000

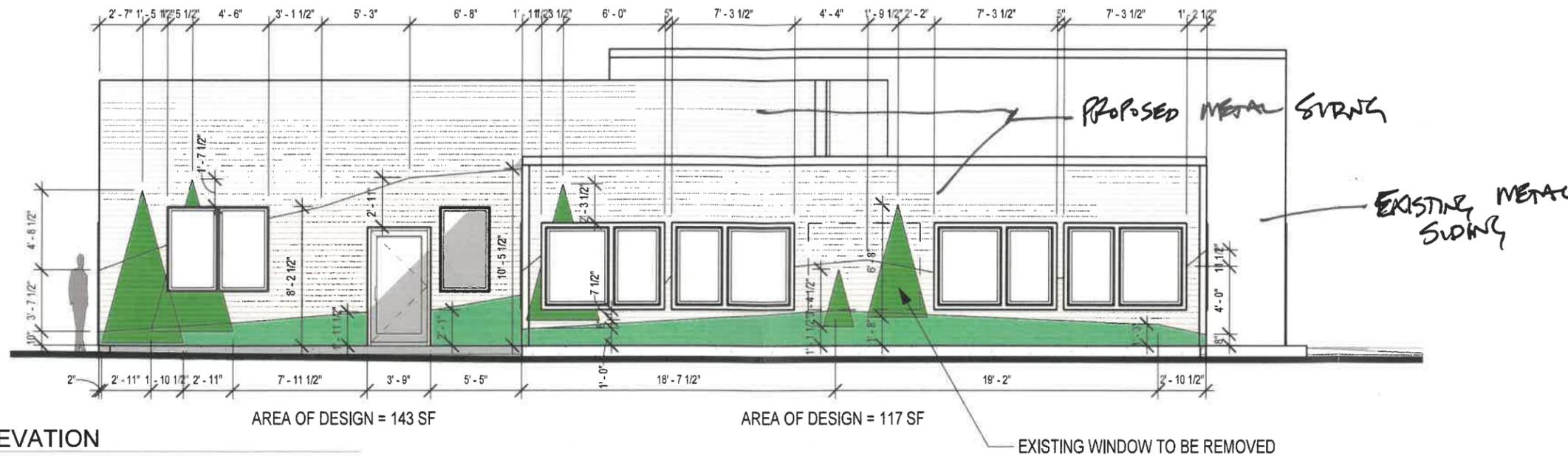


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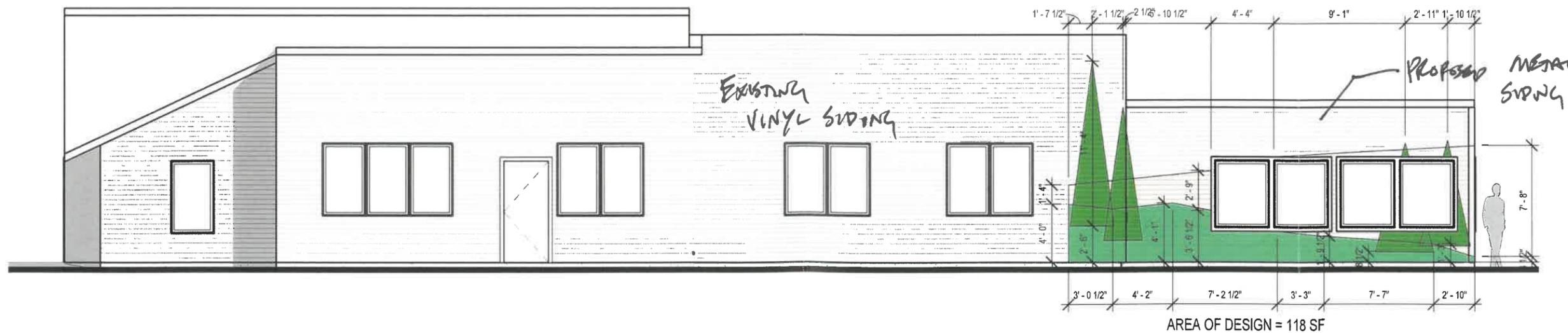
EXISTING CONDITIONS
216 MARLBORO STREET
KEENE, NEW HAMPSHIRE 03431
PARCEI ID: 589-016-000-000



Randall S. Walter, AIA
DESIGN|BUILD
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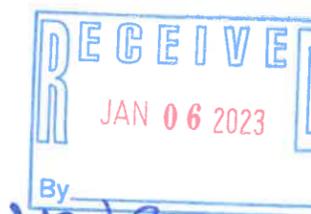


3 SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

Proposed Elevations



By SPR-204, Mod.3



216 Marlboro St

Keene, NH

1 inch = 35 Feet



January 13, 2023

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Photo of the east façade of the building located at 216 Marlboro Street. The rooftop HVAC units (proposed to be part of a sign) are circled in red.



Minor Project Review Committee

2023 Meeting Schedule

Meetings are generally held on the 1st and 3rd* Thursday of each month at 10:00 am in the 2nd floor Council Chambers of City Hall.

1 st Monthly Meeting	2 nd Monthly Meeting*	Application Submission Deadline
January 5, 2023	January 19, 2023	December 16, 2022
February 2, 2023	February 16, 2023	January 13, 2023
March 2, 2023	March 16, 2023	February 10, 2023
April 6, 2023	April 20, 2023	March 17, 2023
May 4, 2023	May 18, 2023	April 14, 2023
June 1, 2023	June 15, 2023	May 12, 2023
July 6, 2023	July 20, 2023	June 16, 2023
August 3, 2023	August 17, 2023	July 14, 2023
September 7, 2023	September 21, 2023	August 18, 2023
October 5, 2023	October 19, 2023	September 15, 2023
November 2, 2023	November 16, 2023	October 13, 2023
December 7, 2023	December 21, 2023	November 17, 2023
January 4, 2024	January 18, 2024	December 15, 2023

**The second monthly meeting (on the 3rd Thursday of the month) is reserved for public hearing continuations and scheduled Planning Board Pre-submission inquiries, and will be canceled if there are none. Walk-ins for Planning Board pre-submission will only be accepted at the first meeting of each month.*