



PLANNING BOARD
Council Chambers, Keene City Hall
February 27, 2023
6:30 PM

BOARD ACTIONS

I. Minutes of Previous Meeting – January 23, 2023

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

II. Final Vote on Conditional Approvals

1. **S-11-22 – Subdivision & Boundary Line Adjustment – 22 & 24 Rule St** - Applicant Cardinal Surveying & Land Planning, on behalf of owners Richard W. & Carolyn M. Davis, proposes a lot line adjustment between the properties located at 22 Rule St (TMP #532-050-000) and 24 Rule St (TMP #532-051-000) that would result in the transfer of 0.02-ac from the 1.14-ac parcel at 22 Rule St to the 0.22-ac parcel at 24 Rule St, and a 2-lot subdivision of the parcel at 22 Rule St into one 0.48-ac lot and one 0.65-ac lot. The properties are located in the Low Density District.

Board Action: *Voted unanimously to issue final approval for S-11-22.*

III. Extension Requests

1. **EXP-01-22 & CUHP-01-22 – Earth Excavation Permit – Gravel Pit, 0 Route 9** – Applicant Granite Engineering LLC, on behalf of owner G2 Holdings LLC, requests an extension to the deadline to satisfy the precedent conditions of approval for the Earth Excavation Permit & Hillside Protection Conditional Use Permit, EXP-01-22 & CUHP-01-22, for the proposed operation of a gravel pit on the property at 0 Route 9 (TMP #215-007-000). The parcel is 84.71 ac and is located in the Rural District.

Board Action: *Voted unanimously to grant a 6-month extension to the timeframe to satisfy the conditions of approval.*

2. **S-08-22 – 2-lot Subdivision – 284-288 Hurricane Rd** – Property owner Cory Graves requests an extension to the deadline to satisfy the precedent conditions of approval for the 2-lot subdivision, S-08-22, of the property at 284-288 Hurricane Rd (TMP #106-010-000). The parcel is 13.04 ac and is located in the Rural District.

Board Action: *Voted unanimously to grant a 6-month extension to the timeframe to satisfy the conditions of approval.*

3. **SPR-870, Modification #2 – Site Plan – Apartments, 310 Marlboro St** – Applicant and property owner Randall Walter, requests an extension to the deadline to satisfy the precedent conditions of approval for the Major Site Plan application, SPR-870 Modification #2, for the proposed construct of a 48,460 sf, three-story addition containing 57 apartments on the existing 86,689 sf, two-story building and associated site modifications on the property at 310 Marlboro St (TMP #595-001-000). The parcel is 4.25 ac and is located in the Business Growth and Reuse District.

Board Action: *Voted unanimously to grant a 6-month extension to the timeframe to satisfy the conditions of approval.*

IV. **Public Hearings**

1. **SPR-01-23 – Site Plan – Granite State Car Wash, 364 West St & 12 Pearl St** - Applicant Aaron Wiswell, on behalf of owner Sandri Realty Inc., proposes to demolish the existing structures on the properties located at 364 West St (TMP #577-026-000) and 12 Pearl St (TMP #577-027-000), merge the lots, and construct a 2-bay car wash that is ~2,000 sf in size. Waivers are requested from Sec. 20.7.3.F.1.c of the Land Development Code regarding the requirement to reduce lighting levels by 50% overnight and Sec. 20.6.2.B.1 regarding the requirement that drive-through windows and lanes shall not be located along the building frontage. The combined parcels are 0.60 acres and are located in the Commerce District.

Board Action on Waiver Requests: *Voted unanimously to grant both waiver requests.*

Board Action on Site Plan Application: *Voted unanimously to approve SPR-01-23 as shown on the plan identified as “Granite State Car Wash 364 West Street & 12 Pearl Street Keene, New Hampshire” prepared by SVE Associates and Brickstone Land Use Consultants at a scale of 1 in. = 20 ft. dated January 17, 2023 and last revised February 7, 2023 and the architectural elevations prepared by J.W.H. Drafting & Design at a scale of 1/4 in. = 1 ft. dated December 7, 2022 with the following conditions:*

- A. *Prior to final approval and signature by the Planning Board Chair, the following conditions precedent shall be met:*
 1. *Submittal of security for sedimentation and erosion control and “as built” plans in a form and amount acceptable to the City Engineer.*
 2. *Addition of a note on the plan stating, “The hours of operation for vacuums on the site shall be 7:00 AM to 8:00 PM.”*
 3. *Submittal of five full-size paper copies signed by the owner and one digital copy of the final plan.*
- B. *Subsequent to final approval and signature by the Planning Board Chair, the following conditions shall be met:*
 1. *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.*

2. **SPR-02-23 & SWP-CUP-01-23 – Site Plan & Surface Water Conditional Use Permit – Contractor Bays, 0 Black Brook Rd** - Applicant Patriot Holdings LLC, on behalf of owner New England Interconnect Systems Inc., proposes to construct two buildings ~36,000 sf and ~25,200 sf in size for use as rental units for contractors and make associated site modifications on the properties at 0 Black Brook Rd (TMP #s 221-023-000 & 221-024-000). Waivers are requested from Sections 20.14.1.B, 20.14.2.A, and 20.14.2.B of the Land Development Code regarding the massing/scale and visual appearance of the proposed buildings. The combined parcels are 12.57 acres and are located in the Corporate Park District.

Board Action on Waiver Requests: *Voted unanimously to grant all three waiver requests.*

Board Action on Site Plan Application: *Voted unanimously to approve SPR-02-23 & CUP-01-23 as shown on the plan identified as “All Purpose Keene Business Park Light Industrial Facility Tax Map 221, Lots 23&24 – (Black Brook Road) Keene, New Hampshire” prepared by Fieldstone Land Consultants, PLLC at a scale of various dated January 20, 2023 and last revised February 13, 2023 with the following conditions:*

- A. *Prior to final approval and signature by the Planning Board Chair, the following conditions precedent shall be met:*
 - 1. *Submittal of security for sedimentation and erosion control, landscaping, and “as built” plans in a form and amount acceptable to the Community Development Director and the City Engineer.*
 - 2. *Owner’s signature and Alteration of Terrain Permit number appear on the plan set.*
 - 3. *Submittal of five full sized paper copies and one digital copy of the final plan set.*

- C. *Subsequent to final approval and signature by the Planning Board Chair, the following conditions shall be met:*
 - 1. *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.*

V. **Continued Public Hearing**

1. **Amendments to the Planning Board Subdivision Regulations** – The Planning Board proposes to amend its Subdivision Regulations in Article 19 of the City of Keene Land Development Code by amending Section 19.2.4 of Article 19, “preservation of existing features” to include additional information about the type of features that should be protected and possible requirements to protect those features; Section 19.2.8, “Utilities” to include additional requirements for lots that would not have access to City sewer; and Section 19.3.2.B, “Perimeter Building Setback” of the Conservation Residential Development Subdivision Regulations to require that existing tree canopy within the perimeter setback along external roads shall be preserved.

Board Action: *Voted unanimously to adopt the proposed amendments to the Planning Board's subdivision regulations.*

VI. **Nomination of City Representative to SWRPC Board of Commissioners**

Board Action: *Voted unanimously to nominate Jay Kahn as the City representative to the Southwest Region Planning Commission Board of Commissioners.*