



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

## BOARD ACTIONS

I. **Minutes of Previous Meeting** – February 27, 2023

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

II. **Final Vote on Conditional Approvals**

- a. **SPR-870, Modification #2 – Site Plan – Building Addition, 310 Marlboro St** – Applicant and owner 310 Marlboro St. LLC proposes to construct a 48,460 sf, three-story addition containing 57 apartments on the existing 86,689 sf, two-story building. In addition, the applicant proposes site modifications including changes to parking, landscaping, and street access for the property located at 310 Marlboro St (TMP# 595-001-000-000-000). The site is 4.25 ac in size and is located in the Business Growth and Reuse District.

**Board Action:** *Voted unanimously to issue final approval for SPR-870, Modification #2.*

- b. **EXP-01-22 & CUHP-01-22 – Earth Excavation Permit & Hillside Protection Conditional Use Permit – 0 Rt 9** – Applicant TFMoran Inc., on behalf of owner G2 Holdings LLC, proposes to operate a gravel pit on the undeveloped property located at 0 Rt 9 (TMP# 215-007-000-000-000). A Hillside Protection Conditional Use Permit is requested for impacts to steep slopes. Waivers are requested from the following sections of Article 24 of the Land Development Code: 24.3.1.A (200' public ROW setback), 24.3.1.C (150' access driveway setback), 24.3.1.D (surface water resource setbacks), 24.3.4 & 24.3.5 (Groundwater Quantity & Quality Baseline Measurements), 24.3.13 (Maximum Excavation Area), and 24.3.15.D (Annual Noise Monitoring). The site is 84.71 acres in size and is located in the Rural District.

**Board Action:** *Voted unanimously to issue final approval for EXP-01-22 & CUHP-01-22.*

**III. Boundary Line Adjustment**

- a. **S-01-23 – Boundary Line Adjustment – 0, 59, 60 & 67 Thompson Rd** - Applicant Cardinal Surveying & Land Planning, on behalf of owners Gregory & Jeanette Gardner, Jeffrey & Allison Gardner, Jessica & Francis Pierannunzi, and Michael, Edward, & Thomas LaRoche, proposes a boundary line adjustment between the properties located at 0, 60, 67, & 59 Thompson Rd (Tax Map 241, Lots 104, 103, 102 & 101). The adjustment would result in the transfer of .16 ac from Lot 102 to Lot 101, .21 ac from Lot 102 to Lot 103, and .61 ac from Lot 104 to Lot 102. A waiver is requested from Sec. 25.10.8.B.2 of the Land Development Code regarding the requirement to submit an updated survey showing the full metes and bounds for lots 102 and 104. All properties are located in the Rural District.

**Board Action on Waiver Request:** *Voted unanimously to grant the waiver request.*

**Board Action on BLA Application:** *Voted to approve S-01-23 for a boundary line adjustment between the properties at 0, 59, 60, & 67 Thompson Rd as shown on the plan identified as, "Boundary Line Adjustment, Lots 241-102-000, 101, 103, & 104, Thompson Road, Keene, NH 03431" prepared by Cardinal Surveying & Land Planning at a scale of 1 inch = 100 feet on February 17, 2023 and last revised on March 16, 2023, with the following conditions precedent prior to final approval and signature of the plans by the Planning Board Chair:*

- 1. *Submittal of four (4) full-sized paper copies, two (2) mylar copies, and a digital copy of the final plan.*
- 2. *Owners' signatures appear on the plan.*
- 3. *Submittal of a check in the amount of \$51.00 made out to the City of Keene to cover the cost of recording the final plat.*
- 4. *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.*

**IV. Public Hearings**

- 1. **EXP-01-22, Modification #1 – Earth Excavation Permit – Gravel Pit, 0 Route 9** - Applicant and owner G2 Holdings LLC, requests to modify a condition of approval for EXP-01-22 related to the restoration of unpermitted impacts to the 75-ft wetland buffer at the proposed gravel pit on the property at 0 Route 9 (TMP #215-007-000) by changing it from a condition precedent to a condition subsequent to final approval. This site is 84.71 ac and is located in the Rural District.

**Board Action on Earth Excavation Permit Application:** *Voted to approve EXP-01-22, Modification #2 to change condition of approval #A.8 for EXP-01-22 from a "condition precedent" to a "condition subsequent," with the following amendment to the condition:*

- 1. *The restoration of unpermitted impacts to wetlands and wetland buffers shall be completed and inspected to the satisfaction of the Community Development Director by no later than September 30, 2023.*