



PLANNING BOARD  
Council Chambers, Keene City Hall  
May 27, 2025  
6:30 PM

*Below is a summary of the actions taken by the Keene Planning Board at their meeting on May 27, 2025. 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. Election of Chair Pro-Tempore**

**Board Action:** *Voted unanimously to elect Armando Rangel to serve as the Chair Pro-Tempore for the meeting.*

**II. Minutes of Previous Meeting – April 28, 2025**

**Board Action:** *Voted unanimously to adopt the minutes of the April 28, 2025 Planning Board meeting as presented.*

**III. Final Approval:**

- a. **PB-2024-22 – 2-lot Subdivision – Monadnock Conservancy, 0 Ashuelot St** – Applicant BCM Environmental & Land Law PLLC, on behalf of owner JRR Properties LLC, proposes to subdivide the ~3.53-ac parcel at 0 Ashuelot St (TMP #567-001-000) into two lots ~2.45-ac and ~1.09-ac in size. The parcel is located in the Commerce District.

**Board Action:** *Voted unanimously to issue final approval for PB-2024-22.*

**IV. Continued Public Hearing:**

- a. **PB-2024-20 – Earth Excavation Permit Major Amendment & Hillside Protection Conditional Use Permit – 21 & 57 Route 9** – Applicant Granite Engineering LLC, on behalf of owner G2 Holdings LLC, proposes to expand the existing gravel pit located at 21 & 57 Route 9 (TMP#s 215-007-000 & 215-008-000). A Hillside Protection CUP is requested for impacts to steep slopes. Waivers are requested from Sections 25.3.1.D, 25.3.3, 25.3.6, and 25.3.13 of the LDC related to the 250' surface water resource setback, excavation below the water table, toxic or acid forming materials, and the 5-ac excavation area maximum. The parcels are a combined ~109.1-ac in size and are located in the Rural District.

**Board Action:** Voted unanimously to continue the public hearing for PB-2024-20 to the Planning Board meeting on Monday, July 28, 2025 at 6:30 pm in Council Chambers on the 2<sup>nd</sup> Floor of City Hall.

**V. Boundary Line Adjustment:**

- a. **PB-2025-10 – Boundary Line Adjustment – 37 & 38 Grimes Rd** – Applicant Cardinal Surveying & Land Planning, on behalf of owners Christopher & Jennifer Tattersall & the Margaret A. Heatherman Trust, proposes to transfer ~10.35-ac of land from the ~31-ac parcel at 37 Grimes Rd to the ~29-ac parcel at 38 Grimes Rd (TMP#s 237-026-000 & 236-015-000). Both parcels are located in the Rural District.

**Board Action:** Voted unanimously to approve PB-2025-10 as shown on the plan identified as “Boundary Line Adjustment” prepared by Cardinal Surveying & Land Planning at a scale of 1 inch = 80 feet on April 18, 2025 and last revised May 6, 2025, with the following conditions precedent prior to final approval and signature of the plans by the Planning Board Chair:

1. Owners’ signatures appear on the proposed BLA plan.
2. Submittal of four (4) full-sized paper copies and two (2) mylar copies of the plans.
3. Submittal of a check in the amount of \$51 made out to the City of Keene to cover recording fees.
4. Inspection of the lot monuments by the Public Works Director, or their designee, following their installation, or the submittal of a security in a form and amount acceptable to the Public Works Director to ensure that the monuments will be set.