



PLANNING BOARD
Council Chambers, Keene City Hall
July 28, 2025
6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on July 28, 2025. Additional information can be found in the meeting minutes.

Please contact the Community Development Department with any questions at communitydevelopment@keenenh.gov or 603-352-5440.

BOARD ACTIONS

I. Minutes of Previous Meeting – June 23, 2025

Board Action: *Voted unanimously to adopt the minutes of the June 23, 2025 Planning Board meeting as presented.*

II. Final Approval:

- a. **PB-2025-10 – 37 & 38 Grimes Road – Boundary Line Adjustment** – 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 issue final approval for PB-2025-10.*

III. Election of Chair Pro-Tempore

Board Action: *Voted unanimously to elect Councilor Michael Remy to serve as the Chair Pro-Tempore for the extension request of PB-2024-23.*

IV. Extension Requests:

- a. **PB-2025-03 – Major Site Plan – Douglas Company Inc., 0 Black Brook Rd** – Owner Douglas Company Inc., requests a first extension to the deadline to satisfy the precedent conditions of approval for the proposed construction of an ~98,323-sf office and warehouse building on two parcels at 0 Black Brook Rd (TMP#s 221-023-000 & 221-024-000). The parcels are a combined ~5.33-ac in size and are located in the Corporate Park District.

Board Action: *Voted unanimously to grant a 6-month extension to the timeframe to satisfy the precedent conditions of approval for PB-2025-03.*

- b. **PB-2024-23 – Major Site Plan & Surface Water Protection Conditional Use Permit – Shooting Range, 19 Ferry Brook Rd** – Owner Cheshire County Shooting Sports Education Foundation Inc., requests a first extension to the deadline to satisfy the precedent conditions of approval for the proposed modification to the approved site plan for the shooting range at 19 Ferry Brook Rd (TMP #214-021-000). A Surface Water Protection Conditional Use Permit was requested to allow a gravel shooting berm and other existing site features to be located within the 75' surface water buffer. The parcel is 55-ac in size and is located in the Rural District.

Board Action: *Voted unanimously to grant a 6-month extension to the timeframe to satisfy the precedent conditions of approval for PB-2024-23.*

V. Public Hearings:

- a. **SPR-440, Mod. 1 – Major Site Plan - Veterinary Hospital Addition, 686 Court St** – Applicant HDA Architects, Inc, on behalf of owner Court Street Veterinary Hospital, proposes to construct an ~2,092-sf addition and renovate the existing veterinary hospital located at 686 Court St (TMP# 228-008-000). The parcel is 4.2-ac in size and is located in the High Density District.

Board Action: *Voted unanimously to approve SPR-440, Modification #1 as shown on the plan set identified as "Court Street Vet Hospital" prepared by HAD Architects, Inc. at varying scales on June 20, 2025 and last revised on July 10, 2025 with no conditions.*

- b. **PB-2025-14 – Surface Water Protection Conditional Use Permit – Eversource T198 Transmission Line** – Applicant Normandeau Associates, Inc, on behalf of owner Public Service Company of New Hampshire (dba Eversource Energy), proposes to replace twelve structures along the T198 Transmission Line. The proposed work area begins north of NH Route 101 and continues south to the Swanzey town border. This project will temporarily impact ~102,332-sf of the Surface Water Protection Buffer for temporary access and work pad placement.

Board Action: *Voted unanimously to approve PB-2025-14 as shown on the plan set identified as, "T198 Maintenance Project" prepared by Normandeau Associates Environmental Consultants at varying scales on June 17, 2025 with the following conditions subsequent to final approval and signature of the plans by the Planning Board Chair:*

1. *Prior to the commencement of work, the following conditions shall be met:*
 - a. *The submittal of approved permit numbers for all necessary local, state, and federal permit applications, including but limited to:*
 - i. *An approved Floodplain Development Permit from the City of Keene Community Development Department.*
 - ii. *Temporary Street Access Permits for each access point from the public right-of-way from the City of Keene Public Works Department.*
 - iii. *Approved Wetlands, Alteration of Terrain, and Shorelands Permits from the New Hampshire Department of Environmental Services.*

- iv. *An approved General Permit from the US Army Corps of Engineers and a 2022 General Construction Permit from the US Environmental Protection Agency.*
- v. *Any other local, state, or federal permits deemed applicable to the proposed scope of work by the appropriate decision-making authority.*
- b. *The submittal of a Stormwater Pollution Prevention Plan to the Community Development Department for review and comment by the City Engineer.*
- 2. *During construction, all materials brought in are inspected for invasive species of plants and animals and that remediation is done with local pollinator friendly seeds.*

VI. Continued Public Hearing:

- a. **PB-2024-20 – Earth Excavation Permit Major Amendment & Hillside Protection Conditional Use Permit – Gravel Pit, 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 scheduled for August 25, 2025 at 6:30 pm in the City Hall 2nd floor Council Chambers.*

VII. Correspondence & Board Discussion:

- a. **Correspondence & Board Discussion – Alleged Violation of the Earth Excavation Regulations** – Mr. James Manley of 67 Tyler Lane in Sullivan has submitted a complaint related to the visibility of the gravel pit located at 21 & 57 Route 9 (TMP#s 215-007-000 & 215-008-000) from the adjacent state highway. The Board will consider whether further investigation of the alleged violation is warranted and whether to delegate enforcement to Code Enforcement staff.

Board Action: *Voted unanimously to authorize Code Enforcement Staff to enforce the Earth Excavation Regulations in Article 25 of the Land Development Code, including the current complaint and all future complaints in the chapter.*