



PLANNING BOARD
Council Chambers, Keene City Hall
August 25, 2025
6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on August 25, 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 – July 28, 2025

Board Action: *Voted unanimously to adopt the minutes of the July 28, 2025 Planning Board meeting with a correction to change the word "percent" to "precedent" in line 94, to strike the words after "proposes to" through to the word "replace" in lines 286-287, and to change the number 350 to 3 50 in line 367.*

II. Extension Request:

- a. **PB-2025-01 – 2-lot Subdivision – Keene State College, 238-260 Main Street** – Applicant Huntley Survey & Design, PLLC, on behalf of owner the University System of New Hampshire, proposes a 2-lot subdivision of the ~0.96-ac parcel at 238-260 Main Street (TMP #590-101-000) into two lots ~0.48-ac and ~0.46-ac in size. The property is located in the Downtown Transition District.

Board Action: *Voted unanimously to grant a 6-month extension to the timeframe to satisfy the precedent conditions of approval for PB-2025-01.*

III. 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, 25.3.6, and 25.3.13 of the LDC related to the 250' surface water resource setback, 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 – Waiver from Section 25.3.1.D – Surface Water Buffer: Voted unanimously to approve a waiver from Section 25.3.1.D of the LDC to allow the excavation perimeter to be within 250 feet, but not less than 75 feet of surface water resources.

Board Action – Waiver from Section 25.3.6 – Acid Mine Drainage: Voted 6 in favor and 2 opposed to approve a waiver from Section 25.3.6 of the LDC to allow excavation of bedrock where bedrock contains toxic or acid forming elements or compounds.

Board Action – Waiver from Section 25.3.13 – Maximum Excavation Area: Voted unanimously to approve a waiver from Section 25.3.13 of the LDC to allow a maximum excavation area of 12 acres.

Board Action on Earth Excavation & Hillside CUP Applications : Voted unanimously to continue the public hearing for PB-2024-20 to an upcoming Planning Board meeting.

IV. Master Plan Steering Committee Referral: 2025 Comprehensive Master Plan

- a. **Board Action - City Council Endorsement:** Voted unanimously to refer the City of Keene 2025 Comprehensive Master Plan to City Council for endorsement
- b. **Board Action - Public Hearing:** Voted unanimously to set a public hearing for the adoption of the 2025 Comprehensive Master Plan on Monday, September 29, 2025 at 6:30 pm.