



PLANNING BOARD  
September 8, 2025  
5:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on September 8, 2025. Additional information can be found in the meeting minutes (drafts available starting 5 business days after the meeting through the City Clerk's Office). Please contact the Community Development Department with any questions at [communitydevelopment@keenenh.gov](mailto:communitydevelopment@keenenh.gov) or 603-352-5440.

## **BOARD ACTIONS**

### **I. Boundary Line Adjustment**

- a. **PB-2025-16 – Boundary Line Adjustment – 124-126 & 130 Eastern Ave** – Applicant HG Johnson Real Estate, on behalf of owner Bishop 2024 Revocable Family Trust, proposes to transfer ~0.22-ac of land from the ~0.57-ac parcel at 130 Eastern Ave to the ~0.95-ac parcel at 124-126 Eastern Ave (TMP#s 588-031-000 & 588-032-000). Both parcels are located in the Low Density District.

**Board Action:** Voted unanimously to approve PB-2025-16 as shown on the plan identified as "Boundary Line Adjustment Plan" prepared by Envirespect Land Services, LLC at a scale of 1 inch = 20 feet dated June 28, 2025 and last revised August 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 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.

### **II. Public Hearing:**

- a. **PB-2025-15 – Cottage Court Conditional Use Permit – Barn Conversion, 429 Elm St** – Applicant HG Johnson Real Estate, on behalf of owner JC&C Rentals LLC, proposes to convert a barn into 2 dwelling units on the property at 429 Elm St (TMP# 520-005-000). The parcel is ~0.48-ac and is located in the Low Density District.

**Board Action:** Voted unanimously to approve PB-2024-15 as shown on the site plan identified as "429 Elm Street, Keene" prepared by H.G. Johnson Real Estate at a scale of 1 inch = 15'8" dated July 8, 2025 and in the application materials received July 9 2025, and August 4, 2025, with the following conditions:

1. Prior to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:
  - a. Owner's signature appears on the site plan.
  - b. Submittal of five (5) paper copies and one digital copy of the site plan.

### **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\*:*** Voted 7 in favor and 1 opposed to approve PB-2024-20 for an Earth Excavation Permit Major Amendment and Hillside Conditional Use Permit as shown on the plan set identified as 'Gravel and Earth Removal Plan; G2 Holdings, LLC' prepared by Granite Engineering at varying scales on December 20, 2024 and last revised on August 22, 2025 with the following conditions:

- I. *Prior to final approval and signature of the plans by the Planning Board Chair, the following conditions precedent shall be met:*
  - A. *Owner's signature shall appear on the title page and overview plan on Sheet 1 of the plan set.*
  - B. *Submittal of five (5) full size paper copies and a digital copy of the final plan set in PDF/A format.*
  - C. *Submittal of security for sedimentation and erosion control, stormwater management, and reclamation for the first permit period of work to be completed.*
  - D. *The applicant or owner shall pay all outstanding third-party consultant fees.*
  - E. *Submittal of all required state and federal permits. The approval numbers for these permits shall be added to the cover sheet of the plan set.*
  - F. *The requested waivers and conditional use permit with results shall be added to the cover sheet.*
- II. *Subsequent to final approval, the following conditions shall be met:*
  - A. *Erosion control, sedimentation control, and drainage management shall be installed before any site preparation and/or excavation work begins and shall be maintained in good working order during the excavation project.*
  - B. *Over the life of the excavation permit and any renewal thereof, the applicant shall provide monthly inspections by a qualified third party licensed professional in the state of NH regarding erosion and sedimentation control, pH, and stormwater runoff. Reports for these inspections shall be submitted to the Community Development Department.*
  - C. *Over the life of the excavation permit and any renewal thereof, in accordance with Section 25.3.4.C of the LDC the applicant shall monitor ground water levels and surface water levels on a monthly basis to determine the extent to which there are any adverse impacts.*
    - i. *The applicant shall notify the Community Development Department within 24-hours of any adverse impacts on ground water levels.*
    - ii. *The applicant shall implement the approved protocol for providing replacement water supplies for water supplies that are disrupted as a result of the excavation operations.*
  - D. *In accordance with Section 25.3.3 of the LDC, a monitoring well shall be installed in the area of Period 1 in Spring 2026 to confirm the seasonal high water table conditions.*

- E. *In accordance with Section 25.3.3 of the LDC, seasonal high water level monitoring shall be completed in bedrock well BRW-09 prior to the commencement of work in Permit Period 8 and throughout the duration of work within this phase to confirm that the revised grades are at least 6-ft above the water table.*
- F. *In accordance with Section 25.3.5.C of the LDC, ongoing monitoring of ground water quality shall be conducted semi-annually throughout the term of the permit and any renewal thereof, and for a period of not less than 2-years following the cessation of excavation activities and reclamation of the excavation site.*
- G. *Six months prior to the commencement of work for the next permit period, the property owner shall submit a Permit Renewal application for review and approval by the Planning Board and sufficient security to cover the cost of sedimentation and erosion control, stormwater management, and reclamation for the next permit period of work to be completed.*
- H. *Excavation activities shall only occur between the hours of 7:00 am and 5:00 pm, Monday through Friday.*
- I. *The area of unreclaimed, inactive, and active excavation area shall not exceed 12 acres.*
- J. *The boundary between the excavation perimeter and the buffer areas shall be clearly marked on the site for each permit period to avoid encroachment into the buffer. Buffer areas shall not be used to store stumps, boulders, earth materials, or other debris in accordance with Section 25.3.2 of the LDC.*
- K. *The boundary of approved setbacks from surface water resources within the excavation perimeter shall be clearly marked on the site to avoid encroachment.*
- L. *At the end of all excavation operations, the site shall be reclaimed using pollinator-friendly plantings and monitored in accordance with Section 25.4 of the Land Development Code.*
- M. *The applicant shall plant native tree species in reclaimed areas, as necessary, to mitigate the view of the excavation operation, cliff faces, and access roads visible from Route 9.*
- N. *If traffic impacts to Route 9 exceed the proposed conditions of a maximum of 90 trips per day or a maximum of 8 trips per peak hour as stated in the traffic memorandum dated February 18, 2022, a traffic management plan shall be required to evaluate and propose mitigation strategies. This plan and proposed mitigation strategies shall be subject to review and approval by the Public Works Director.*
- O. *Due to the increase in the size of the operation, the applicant shall apply to the New Hampshire Dept. of Transportation (NHDOT) for an updated driveway permit and shall communicate back to the Board through City staff any NHDOT recommendations regarding vegetation clearing, all-season safe sight distance, and any other recommended traffic safety measures.*
- P. *All blasting activities shall comply with the vibration and air overpressure standards established under N.H. Admin. Rule Saf-C 1625.04 and any successor regulation.*
- Q. *Prior to the commencement of blasting, the applicant shall retain a licensed, independent third-party blasting consultant acceptable to the City of Keene. The consultant shall:*
  - i. *Install seismographs at selected structures and locations within a two-mile radius of the blast site, with a focus on the closest residences, wells, and other sensitive receptors.*
  - ii. *Record vibration and air overpressure levels for the first blast event.*

- iii. *Prepare and submit a certified monitoring report to the City of Keene Community Development Department within 14 days of the blast.*
- R. *If monitoring results indicate that vibration or air overpressure levels exceeded allowable state standards, the applicant shall:*
  - i. *Immediately cease further blasting until corrective measures are proposed, reviewed, and approved by City staff.*
  - ii. *Conduct an additional round of third-party monitoring for the next scheduled blast, at the applicant's expense.*
- S. *All seismograph records for subsequent blasts shall be retained by the blasting contractor for a minimum of 12 months and made available to the City upon request.*
- T. *The applicant shall maintain in full force and effect a Commercial General Liability Insurance Policy with coverage specifically endorsed for blasting and excavation activities, including coverage for:*
  - i. *Damage to structures, wells, and other property resulting from vibration, air overpressure, or flyrock.*
  - ii. *Contamination or degradation of groundwater or surface water attributable to excavation or blasting operations.*
- U. *Coverage shall extend to claims by all property owners located within a two-mile radius of the blast site and shall also apply to any person or property impacted by groundwater or surface water contamination within the affected watershed.*
- V. *The policy shall provide no less than \$5,000,000 combined single limit per occurrence and shall name the City of Keene as an additional insured.*
- W. *Proof of insurance, including the blasting and environmental endorsements, shall be submitted to the Community Development Department prior to the issuance of the excavation permit and renewed annually.*
- X. *The applicant shall be responsible for ensuring that claims under this policy are processed and resolved promptly in the event of verified damage or contamination.*

***\*This decision constitutes a conditional approval subject to conditions precedent that will require final approval from the Planning Board. Once all these "conditions precedent" have been met, the applicant may seek final approval from the Planning board. The Planning Board's vote to give final approval to this project will not necessarily require notice to abutters under RSA 677:4-:15. Further, a request for final approval may not appear on a Planning Board agenda by name. To review what projects have been granted final approval by the Planning Board, please visit the "Actions" section of the Planning Board page of the City of Keene website: <https://keenenh.gov/planning-board>.***