



PLANNING BOARD

May 26, 2026

6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on May 26, 2026. 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 by calling 603-352-5440 or emailing communitydevelopment@keeneh.gov.

BOARD ACTIONS

I. Minutes of Previous Meetings – April 27, 2026

Board Action: *Voted unanimously to approve the meeting minutes of April 27, 2026 as presented.*

II. Final Approval:

- a. **PB-2024-20 – Gravel Pit, 21 & 57 Route 9 – Earth Excavation Permit Major Amendment & Hillside Protection Conditional Use Permit** – 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 Section 25.3.1.D & Section 25.3.13 of the LDC related to the required 250' surface water resource setback 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 issue final approval for PB-2024-20.*

III. Public Hearings:

- a. **PB-26-10 - Habitat for Humanity Duplex, Cottage Court Conditional Use Permit** – Applicant SVE Associates, on behalf of owner Monadnock Habitat for Humanity, proposes to construct a 1,364 sq-ft duplex at the property located at 0 Grove St. (TMP# 585-057-000). The parcel is ~.11 ac and is located in the Residential Preservation District.

Board Action: *Voted unanimously to approve PB-26-10 as shown on the plan set identified as "Proposed Duplex; 0 Grove St, Keene, NH" prepared by SVE Associates at a scale of 1 inch = 10 feet on March 31, 2026 and last revised on May 22, 2026, and in the elevations identified as "Monadnock Habitat for Humanity; 0 Grove St, Keene, NH" prepared by Bensonwood Unity Homes at varying scales on March 23, 2026 and last revised on May 6, 2026 with the following conditions:*

1. *Prior to the final approval and signature of the plans by the Planning Board Chair, the following conditions precedent shall be met:*
 - a) *Owner's signature appears on the plans.*
 - b) *Submittal of five (5) full sized paper copies and a flattened PDF version of the final plan set and elevations.*
 - c) *Submittal of an updated proposed conditions plan with the ZBA approval number listed.*
 - d) *Submittal of draft written documentation of any easements and/or other necessary legal instruments required for this application, which shall be subject to review by the City Attorney.*
 2. *Subsequent to final approval and signature of the plans by the Planning Board Chair, the submittal of recorded easements and/or any other legal instruments necessary for this application to the Community Development Department.*
- a. **PB-26-9 - Froling Energy Site Modifications, Major Site Plan** – Applicant and owner 560 Main Street LLC proposes to create two curb cuts on Manchester St., demolish an existing ~590-sf building, replace the siding on the principal building, and improve an existing gravel area at 20 & 37 Manchester St. (TMP#s 114-012-000 & 114-003-000). The parcels are located in the Commerce & Industrial Districts.

Board Action: *Voted unanimously to approve PB-26-9 as shown on the plan set identified as "20 & 37 Manchester Street Improvements" prepared by SVE Associates at variable scales on March 30, 2026 and last revised on May 7, 2026 with the following conditions:*

1. *Prior to the final approval and signature of the plans by the Planning Board Chair, the following conditions precedent shall be met:*
 - b. *Owner's signature appears on the plans.*
 - c. *Submittal of five (5) full size paper copies and a flattened PDF version of the final plan set.*
 - d. *Submittal of a security to cover the cost of landscaping and erosion/sedimentation control in a form and amount acceptable to the Community Development Director.*
 2. *Subsequent to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:*
 - a. *Prior to the commencement of site work, all sediment and erosion control measures shall be installed and inspected by the Community Development Director or their designee.*
 - b. *Following the installation of landscaping, the Community Development Department shall be contacted to perform an initial landscaping inspection.*
 - c. *One year following the installation of all landscaping, the Community Development Department shall be contacted to perform a final landscaping inspection.*
 - d. *Prior to the release of any financial security, the construction trailer located in the side yard setback of rental area #2 shall be moved out of the setback and verified by Community Development staff.*
- e. **PB-26-11 - GMS Parking Lot Expansion - Major Site Plan & Surface Water Protection Conditional Use Permit** - Applicant Fieldstone Land Consultants, on behalf

of owner GMS Realty LLP, proposes to expand the rear parking lot and install stormwater management infrastructure within the 30-ft surface water buffer on the lot at 30 Production Ave. The property is ~3.1 ac and is in the Industrial District.

Board Action: *Voted unanimously to approve PB-26-11 as shown on the plan set identified as "Site Development Plans, Green Mountain Electric Supply" prepared by Fieldstone Land Consultants, PLLC at a scale of 1 inch = 40 feet on April 17, 2026 and last revised on May 11, 2026 with the following conditions:*

1. *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 appears on the plans.*
 - b. *Submittal of five full size paper copies and a flattened PDF version of the final plans.*
 - c. *Submittal of a security to cover the cost of erosion and sediment control measures, as-built plans, landscaping, and a conservation seed mix in a form and amount acceptable to the Community Development Director.*
 - d. *Submittal of a revised site plan that shows the installation of one 3" caliper American linden tree (*Tilia americana*) and one 3" caliper Swamp white oak (*Quercus bicolor*) in place of the two proposed red maple trees.*
 - e. *Addition of a note to the plan stating that best management practices described in the NH DOT publication "Best Management Practices for the Control of Invasive and Noxious Plant Species, 2018" shall be utilized during construction.*
 - f. *Submittal of a new design for the rain garden that preserves the three mature trees on the north end of the site.*
 - g. *Submittal of a salt reduction plan that includes operational protocols, such as pre-wetting, plowing prior to de-icing, plowing snow away from the wetland buffer, monitoring of pavement surface temperature, etc. for the rear parking area.*
 2. *Subsequent to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:*
 - a. *Prior to the commencement of site work, the Community Development Department shall be notified when all erosion control measures and tree protection fencing have been installed, and the 30-ft surface water buffer is flagged by a surveyor licensed in the state of NH. Community Development Staff shall inspect these measures to ensure compliance with the approved plans and all City of Keene regulations.*
 - b. *Following the installation of landscaping, the Community Development Department shall be contacted to perform an initial inspection.*
 - c. *One year following the installation of all landscaping, the Community Development Department shall be contacted to perform a final inspection.*
- d. **PB-26-11 - Elm-Carroll Cottage Court - Major Site Plan & Cottage Court Conditional Use Permit** - Applicant Fieldstone Land Consultants, on behalf of owner Nuevo Transfers LLC, proposes to construct four townhouse-style multifamily buildings with a total of 14 units. The property is ~.75 ac and is in the Medium Density District.

Board Action: *Voted unanimously to continue the public hearing for PB-26-12 to the next regular Planning Board meeting scheduled for Monday, June 22, 2026 at 6:30 pm in Council Chambers on the Second Floor of City Hall.*

- e. **PB-26-13 - George St. Cottage Court Conditional Use Permit** - Applicant A. Eli Leno, on behalf of owner NH Home Buyers LLC, proposes to convert a detached garage into a dwelling unit on the single-family property located at 135 George St. (TMP# 534-002-000). The property is ~.26 ac and is in the Low Density District.

Board Action: *Voted unanimously to grant final approval for PB-26-13 as shown on the plans prepared by Associated Designs Inc. at a scale of ¼ inch =1 foot on January 21, 2026 and on the plans prepared by Smith & Pospesil Land Surveying Company, PLLC at a scale of 1 inch =10 feet on May 2, 2026 with the following conditions subsequent to final approval and signature of the plans by the Planning Board Chair:*

1. *Prior to the commencement of site work, the erosion and sediment control measures shall be inspected by the Community Development Department to ensure compliance with this application and all City of Keene regulations.*
2. *Submittal of recorded easements and/or any other legal instruments necessary for this application to the Community Development Department.*