



PLANNING BOARD

June 22, 2026

6:30 PM

Below is a summary of the actions taken by the Keene Planning Board at their meeting on June 22, 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 Meeting – May 26, 2026

Board Action: *Voted unanimously to approve the meeting minutes of May 26, 2026 with the following amendments: change "axes" to "taxes" on line 518, and change "he sadded" to "she added" on line 674.*

II. Final Approvals:

- 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 issue final approval for PB-26-9.*

- b. **PB-26-11 – Major Site Plan & Surface Water Protection Conditional Use Permit – GMS Parking Lot Expansion, 30-42 Production Ave** - 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 30-42 Production Ave (TMP #110-006-000). The property is ~3.1-ac in size and is located in the Industrial District.

Board Action: *Voted unanimously to issue final approval for PB-26-11.*

- c. **PB-2025-21 – Subdivision & Surface Water Protection Conditional Use Permit – 315 Old Walpole Rd** – Applicant Cardinal Surveying & Land Planning and applicants/owners Fernand & Marguerite Cyr propose to subdivide the ~10.6-ac lot at 315 Old Walpole Rd (TMP# 210-027-000) into a ~7.9-ac lot and a ~2.7-ac lot. About 7,815 sf of impact to the surface water buffer is requested for a proposed driveway and grading for a leach field. The parcel is in the Rural district.

Board Action: Voted unanimously to issue final approval for PB-2025-21 with the following condition subsequent to final approval:

1. Prior to the issuance of a building permit for new residential construction, NH DES Subdivision approval shall be obtained.

III. Continued Public Hearing:

- a. **PB-26-12 – Major Site Plan & Cottage Court Conditional Use Permit – Elm City Commons, Elm St & Carroll St** - Applicant Fieldstone Land Consultants, on behalf of owner Nuevo Transfers LLC, proposes to construct four townhouse buildings with a total of 14 units on the parcels at 0 Carroll St; 0 Elm St; and 225 Elm St (TMP#s 536-049-000; 536-050-000; 536-055-000 & 536-056-000). The parcels are ~.75-ac in total and are located in the Medium Density District.

Board Action: Voted to approve PB-26-12 as shown on the plan set identified as “Multi-Family Residential Development; Tax Map 536 Lots 49, 50, 55 & 56; Elm City Commons” prepared by Fieldstone Land Consultants, PLLC at varying scales on April 17, 2026 and last revised on May 19, 2026, and in the elevations identified as “Elm City Commons; Elm and Carroll Streets; Keene, NH 03431” prepared by Sampson Architects at varying scales on April 14, 2026 and last revised on June 12, 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 title page and proposed conditions plan.
 - b. Submittal of five (5) full size paper copies and a flattened PDF version of the final plan set and elevations.
 - c. Submittal of a recorded Voluntary Merger for the four (4) subject parcels.
 - d. Submittal of security to cover the cost of sediment and erosion control measures, landscaping, and as-built plans in a form and amount acceptable to the Community Development Director.
 - e. Submittal of draft written documentation of any easements or other necessary legal instruments required for this application, which shall be subject to review by the City Attorney.
 - f. Submittal of an updated plan set showing a native replacement for the Callery pear trees.
 - g. Completion of a sewer flow study to demonstrate there is adequate capacity in the City sewer line, subject to review and approval by the City Engineer.
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, a preconstruction meeting will be scheduled with Community Development Staff.
 - b. 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.

- c. *Prior to the installation of building foundations, the building corners shall be pinned by a surveyor and inspected by Community Development Staff to ensure compliance with the required setbacks.*
- d. *Submittal of recorded easements and/or any other legal instruments necessary for this application to the Community Development Department.*
- e. *Following the installation of landscaping, the Community Development Department shall be contacted to perform an initial inspection.*
- f. *One year following the installation of all landscaping, the Community Development Department shall be contacted to perform a final landscaping inspection.*
- g. *Foundation construction will be approved by the building permitting department.*
- h. *If the sewer line is not adequate, the applicant will pay to upgrade the infrastructure as is necessary.*
- i. *The applicant will provide a plan for monitoring vibrations during construction, particularly during driving of the pilings.*

IV. Public Hearing:

- a. **PB-26-15 - Major Site Plan & Surface Water CUP - Eversource L163 Transmission Line** - Applicant Normandeau Associates Inc., on behalf of owner Public Service Company of New Hampshire (d/b/a Eversource Energy), proposes to replace five existing utility structures along the L163 Transmission Line. The proposed work area is located ~1 mile north of the entrance to Old Gilsum Rd from Timberlane Dr. A Surface Water Protection CUP is requested for ~1,930-sf of impact within the 75-ft surface water buffer to allow for the installation of timber matting and a temporary gravel access road.

Board Action: *Voted unanimously to approve PB-26-15 as shown on the plan set identified as "L163 Line ACR Project; Keene, Nelson, Stoddard and Antrim; New Hampshire" prepared by Normandeau Associates at varying scales on April 22, 2026 and last revised on June 3, 2026 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 plans.*
 - b. *Submittal of five (5) color copies of the final plan set.*
 - c. *Submittal of documentation of all necessary permits and approvals, including but not limited to the following:*
 - i. *NHDES Statutory Permit by Notification for Utility Maintenance Activities*
 - ii. *NHDES Alteration of Terrain Permit*
 - iii. *US Army Corps of Engineers Permit (self-verification)*
 - iv. *EPA 2022 General Construction Permit*
 - d. *The addition of a note on the plan stating that Old Gilsum Road shall be returned to pre-construction conditions.*

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, submittal of the Stormwater Pollution Prevention Plan to the Community Development Department.*
 - b. *Following the completion of construction, any portions of stone walls that were impacted shall be reset in the same location, verified by a surveyor licensed in the state of NH, and confirmed by the City Engineer.*
 - c. *Documentation of existing conditions will be provided for Old Gilsum Road in the project area.*
 - d. *Monitoring shall be conducted for invasive species throughout the course of construction.*
 - e. *A pollinator-friendly seed mix shall be used for site restoration.*
 - f. *Roadway restrictions during construction shall be communicated by the contractor to the Parks & Recreation Department and the public.*