



PLANNING BOARD
Council Chambers A, Keene City Hall
March 28, 2022
6:30 PM

NOTE: This meeting will be conducted using the online meeting platform, Zoom.* The public may view the meeting online by visiting www.zoom.us/join and enter the **Meeting ID: 857 8338 6440**. If you are unable to attend the meeting online, you may call the toll-free # (888) 475-4499 and enter the Meeting ID to listen to the meeting. More info on how to access this meeting is available at ci.keene.nh.us/planning-board. If you encounter any issues accessing this meeting, please call 603-209-4697 during the scheduled meeting time.

A. CALL TO ORDER - Roll Call

MINUTES FROM PRECEDING MEETING - February 28, 2022

B. BOUNDARY LINE ADJUSTMENT

1. A) **S-01-22 – Boundary Line Adjustment – 0 Gilbo Ave & 0 Commercial St** – Applicant Fieldstone Land Consultants PLLC, on behalf of owner City of Keene, proposes a boundary line adjustment between the properties located at 0 Commercial St (TMP# 575-010-000-000-000) and 0 Gilbo Ave (TMP# 575-015-000-000-000). This adjustment would result in a transfer of 0.32-ac from the 0.56- ac parcel at 0 Gilbo Ave to the 1.6-ac parcel at 0 Commercial St. A waiver is requested from Section 25.10.8.B.2 of the Planning Board Regulations regarding the requirement to submit an updated survey showing all metes and bounds of the revised parcels. Both properties are located in the Downtown Growth and Downtown Core Districts.
2. B) **S-02-22 – Boundary Line Adjustment – 50 & 62 Rule St** – Applicant Cardinal Surveying & Land Planning, on behalf of owners Elfriede Wagner & Pilot Realty LLC, proposes a boundary line adjustment between the properties located at 50 Rule St (TMP# 518-047-000-000-000) and 62 Rule St (TMP# 518-051-000-000-000). This adjustment would result in a transfer of 0.03-ac from the 6-ac parcel at 50 Rule St to the 0.21-ac parcel at 62 Rule St. A waiver is requested from Section 25.10.8.B.2 of the Planning Board Regulations regarding the requirement to submit an

updated survey showing all metes and bounds of the revised parcels.
Both properties are located in the Low Density District.

C. CONTINUED PUBLIC HEARINGS:

1. A) **SPR-927, Modification #11B – Site Plan – 2 Ash Brook Rd #12 –**
Applicant KPR Centers LLC, on behalf of owner Keene MZL LLC,
proposes to renovate the north tenant space in the building located at 2
Ash Brook Rd #12 (TMP# 109-027-000-010-012) for use as a Panera
Bread Restaurant with a drive-through window. This site is 1.64-ac in size
and is part of the larger Monadnock Marketplace plaza located in the
Commerce District.
2. B) **Change of Governmental Land Use –** RSA 674:54 regarding a
proposed salt shed on the former City landfill property located 0 Main St
(TMP# 113-007-000-000-000). The 23.1-acre parcel is owned by the City
of Keene and is located in the Industrial District.

D. MINOR PROJECT REVIEW COMMITTEE MEMBERSHIP

E. STAFF UPDATES

F. NEW BUSINESS

1. Update to the Planning Board Rules of Procedure

G. UPCOMING DATES OF INTEREST

1. April 2022
Joint Committee of the Planning Board and PLD - April 11, 6:30 PM
Planning Board Steering Committee - April 12, 11:00 AM
Planning Board Site Visit - April 20, 8:00 AM - To Be Confirmed
Planning Board Meeting - April 25, 6:30 PM