



PLANNING BOARD
Council Chambers A, Keene City Hall
August 22, 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

MINUTES FROM PRECEDING MEETING - July 25, 2022

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. CONTINUED PUBLIC HEARINGS:

1. **EXP-01-22 & CUHP-01-22 – Earth Excavation Permit & Hillside Protection Conditional Use Permit – 0 Rt 9** – Applicant TFMoran Inc., on behalf of owner G2 Holdings LLC, proposes to operate a gravel pit on the undeveloped property located at 0 Rt 9 (TMP# 215-007-000-000-000). A Hillside Protection Conditional Use Permit is requested for impacts to steep slopes. Waivers are requested from the following sections of Article 24 of the Land Development Code: 24.3.1.A (200' public ROW setback), 24.3.1.C (150' access driveway setback), 24.3.1.D (surface water resource setbacks), 24.3.4 & 24.3.5 (Groundwater Quantity & Quality Baseline Measurements), 24.3.13 (Maximum Excavation Area), and 24.3.15.D (Annual Noise Monitoring). The site is 84.71 acres in size and is located in the Rural District.

D. PUBLIC HEARINGS

1. **S-07-22 – 2-lot Subdivision – 91 Sullivan St** - Applicant Huntley Survey & Design PLLC, on behalf of owner Venture Residential LLC, proposes to subdivide the 0.74-ac parcel at 91 Sullivan St (TMP# 516- 013-000) into a

0.23-ac lot and a 0.5-ac lot. The property is located in the Low Density District.

2. **S-08-22 – 2-lot Subdivision – 284-288 Hurricane Rd** – Applicant Cardinal Surveying & Land Planning, on behalf of owners Cory & Pamela Graves, proposes to subdivide the 13.04-ac parcel at 284-288 Hurricane Rd (TMP# 106-010-000-000-000) into a 7.94-ac lot and a 5.10-acre lot. The property is located in the Rural District

E. UPDATES TO THE PLANNING BOARD RULES OF PROCEDURE

F. STAFF UPDATES

G. NEW BUSINESS

H. UPCOMING DATES OF INTEREST - August 2022

1.
 - Joint Committee of the Planning Board and PLD – September 12, 6:30 PM
 - Planning Board Steering Committee – September 13, 11:00 AM
 - Planning Board Site Visit – September 21, 8:00 AM – To Be Confirmed
 - Planning Board Meeting – September 26, 6:30 PM