



PLANNING BOARD
Council Chambers A, Keene City Hall
September 26, 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 - August 22, 2022

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. BOUNDARY LINE ADJUSTMENT

1. **S-09-22 – Boundary Line Adjustment – 24 & 28 Salisbury Rd -**
Applicant Doucet Survey LLC, on behalf of owners Michael J. Miles & the Zecha 2021 Rev. Family Trust, proposes a boundary line adjustment between the properties located at 24 Salisbury Rd (TMP# 563-010-000) and 28 Salisbury Rd (TMP# 563- 011-000). This adjustment would result in a transfer of 0.04-ac from the 0.47-ac parcel at 24 Salisbury Rd to the 0.29-ac parcel at 28 Salisbury Rd. Both properties are located in the Low Density District.

D. CONTINUED PUBLIC HEARING

1. **S-04-22 – Conservation Residential Development Subdivision & SPR-04-22 – Site Plan – 0 Drummer Rd –** Applicant and owner Christopher Farris proposes to subdivide the 13.1-ac parcel located at 0 Drummer Rd (TMP #515-015-000-000-000) into 6 lots and construct 5 multi-family buildings. Four of the lots are proposed to be developed into 5-unit multifamily residences, one lot is proposed to be developed as a 6-unit multifamily residence, and the remaining lot would be conserved as open

space. The developable lots are proposed to have access from Timberlane Dr via a shared private driveway and vary in size from 0.3 to 1.2 acres. The open space lot is 9.5 acres. Waivers are requested from Section 25.10.8.B.2 of the Land Development Code regarding the requirement to prepare a survey that shows all metes and bounds of the revised parcels, Section 20.14.3.D regarding the requirement that all off-street parking be located to the side or rear of buildings, and Section 19.3.5.A.3.a regarding the requirement that all structures be accessed from interior streets. The site is in the Low Density District.

E. PUBLIC HEARINGS

1. **SPR-16-14, Modification #8 – Site Plan – Mint Carwash, 435 Winchester St** – Applicant and owner MOC76 Realty Co. LLC proposes to modify the Mint Carwash site located at 435 Winchester St (TMP #115-029-000-000-000) by reconfiguring the parking and reducing the width of the Wetmore St curb cut for the former Ocean Harvest Restaurant. A waiver is requested from Sec. 20.14.3.D of the Land Development Code to allow for parking with vacuum stations in front of the building. This parcel is 1.33 ac in size and is located in the Industrial, Commerce, and High Density Districts.
2. **CLSS-CUP-01-21, Modification #1 – Congregate Living & Social Service Conditional Use Permit – Monadnock Area Peer Support Agency, 32-34 Washington St #Rear** - Applicant and owner Monadnock Area Peer Support Agency proposes to modify Conditional Use Permit CLSS-CUP-01-21 to include an outdoor activity area. The 0.28-ac property is located at 32-34 Washington St #Rear (TMP #568-058-000-000-000) and is located in the Downtown Core District.
3. **SPR-870, Modification #2 – Site Plan – Building Addition, 310 Marlboro St** – Applicant and owner 310 Marlboro St. LLC proposes to construct a 48,460 sf, three-story addition containing 57 apartments on the existing 86,689 sf, two-story building. In addition, the applicant proposes site modifications including changes to parking, landscaping, and street access for the property located at 310 Marlboro St (TMP# 595-001-000-000-000). The site is 4.25 ac in size and is located in the Business Growth and Reuse District.

F. STAFF UPDATES

1. 2022 Land Use Law Virtual Conference – Saturday, October 15th from 9:00 am – 3:00 pm

G. NEW BUSINESS

H. UPCOMING DATES OF INTEREST - October 2022

1.

- Joint Committee of the Planning Board and PLD – October 17, 6:30 PM
- Planning Board Steering Committee – October 11, 11:00 AM
- Planning Board Site Visit – October 19, 8:00 AM – To Be Confirmed
- Planning Board Meeting – October 24, 6:30 PM