



PLANNING BOARD
Council Chambers A, Keene City Hall
August 23, 2021
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

B. BOUNDARY LINE ADJUSTMENT

1. **S-04-21 – Boundary Line Adjustment – 147 & 157 Gilsum St –** Applicant Monadnock Land Planning, on behalf of owners Michael Pappas and Eunice Pappas of 147 Gilsum St (TMP# 530-057-000) and Michael Pappas of 157 Gilsum St (TMP# 530-056-000), proposes a boundary line adjustment between the two properties. This adjustment would result in a transfer of 3,777 square feet (sf) from the 13,658 sf parcel located at 147 Gilsum St to the 35,817 sf parcel located at 157 Gilsum St, and a transfer of 359 sf from the 157 Gilsum St parcel to the 147 Gilsum St parcel. Both properties are located in the Low Density District.

C. PUBLIC HEARINGS

1. **SPR-04-21 – Site Plan – 122 & 124 Water St –** Applicant Hundred Nights Inc., on behalf of owner Green Diamond Group LLC, proposes to construct a 15,000-sf building for use as a homeless shelter and other associated site improvements on the properties located at 122 Water St (TMP# 585-027-000) and 124 Water St (TMP# 585-028- 000). The 122 Water St site is 0.33-ac in size. The 124 Water St site is 0.29-ac in size and is located in the Downtown Historic District. Both properties are located in the Business Growth and Reuse District, Sustainable Energy

Efficient Development Overlay, and Downtown Railroad Property Redevelopment Districts.

2. **Change to Planning Board Site Plan Regulations:** The City of Keene Community Development Department proposes to amend the Keene Planning Board regulations related to the review of Major Site Plans to require that any Major Site Plan application for new buildings or additions to buildings, which are younger than 50 years old, that are located in the Downtown Historic District, be reviewed and commented on by the Historic District Commission prior to the Planning Board closing the public hearing on the application. This proposed amendment would affect Sections 25.1.10 and 25.12.8.B, and Table 25-1 of the adopted City of Keene Land Development Code, which will become effective on September 1, 2021.

D. MINOR PROJECT REVIEW COMMITTEE

1.
 - Review of Committee Roles and Responsibilities
 - Appointment of Members

E. COMMUNITY DEVELOPMENT DIRECTOR REPORT

F. NEW BUSINESS

G. UPCOMING DATES OF INTEREST

1.
 - Planning Board Steering Committee – September 14, 11:00 AM
 - Planning Board Site Visit – September 22, 8:00 AM – To Be Confirmed
 - Planning Board Meeting – September 27, 6:30 PM