



PLANNING BOARD
Council Chambers A, Keene City Hall
June 27, 2022
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES FROM PRECEDING MEETING - May 23, 2022

B. EXTENSION REQUEST

1. **CLSS-CUP-01-21 – 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 operate a Large Group Home as a second principal use on the property located at 32-34 Washington St #Rear (TMP 568-058-000-000-000). The site is 0.28-ac in size and is located in the Downtown Core District.

C. EARTH EXCAVATION PERMIT - Determination of Application Completeness

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-04-22 – Conservation Residential Development Subdivision & SPR-04-22 – Site Plan – 0 Drummer Road** – 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. UPDATES TO THE PLANNING BOARD RULES OF PROCEDURE

F. STAFF UPDATES

G. NEW BUSINESS

H. UPCOMING DATES OF INTEREST - July 2022

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