



PLANNING BOARD  
Council Chambers A, Keene City Hall  
February 27, 2023  
6:30 PM

**A. CALL TO ORDER**

**MINUTES FROM PRECEDING MEETING - January 23, 2023**

**B. FINAL VOTE ON CONDITIONAL APPROVALS**

**C. EXTENSION REQUESTS**

1. **EXP-01-22 & CUHP-01-22 – Earth Excavation Permit – 0 Route 9 –**  
Applicant Granite Engineering LLC, on behalf of owner G2 Holdings LLC, requests an extension to the deadline to satisfy the conditions of approval for the Earth Excavation Permit & Hillside Protection Conditional Use Permit, EXP-01-22 & CUHP-1-22, for the proposed operation of a gravel pit on the property at 0 Route 9 (TMP #215-007-000). The parcel is 84.71 acres in size and is located in the Rural District.
2. **S-08-22 – 2-lot Subdivision – 284-288 Hurricane Rd –** Property owner Cory Graves requests an extension to the deadline to satisfy the conditions of approval for the 2-lot subdivision, S-08-22, of the property at 284-288 Hurricane Rd (TMP #106-010-000). The parcel is 13.04 acres in size and is located in the Rural District.

**D. PUBLIC HEARINGS**

1. **SPR-01-23 – Site Plan – Granite State Car Wash, 364 West St & 12 Pearl St -** Applicant Aaron Wiswell, on behalf of owner Sandri Realty Inc., proposes to demolish the existing structures on the properties located at 364 West St (TMP #577-026-000) and 12 Pearl St (TMP #577-027-000), merge the lots, and construct a 2-bay car wash that is ~2,000 sf in size. Waivers are requested from Sec. 20.7.3.F.1.c of the Land Development Code regarding the requirement to reduce lighting levels by 50% overnight and Sec.20.6.2.B.1 regarding the requirement that drive-through windows and lanes shall not be located along the building frontage. The

combined parcels are 0.60 acres and are located in the Commerce District.

2. **SPR-02-23 & SWP-CUP-01-23 – Site Plan & Surface Water Conditional Use Permit – Contractor Bays, 0 Black Brook Rd**  
\_Applicant Patriot Holdings LLC, on behalf of owner New England Interconnect Systems Inc., proposes to construct two buildings ~36,000 sf and ~25,200 sf in size for use as rental units for contractors and make associated site modifications on the properties at 0 Black Brook Rd (TMP #s 221-023-000 & 221-024-000). Waivers are requested from Sections 20.14.1.B, 20.14.2.A, and 20.14.2.B of the Land Development Code regarding the massing/scale and visual appearance of the proposed buildings. The combined parcels are 12.57 acres and are located in the Corporate Park District.

#### **E. CONTINUED PUBLIC HEARING**

1. **Amendments to the Planning Board Subdivision Regulations** – The Planning Board proposes to amend its Subdivision Regulations in Article 19 of the City of Keene Land Development Code by amending Section 19.2.4 of Article 19, “preservation of existing features” to include additional information about the type of features that should be protected and possible requirements to protect those features; Section 19.2.8, “Utilities” to include additional requirements for lots that would not have access to City sewer; and 1 of 92 Section 19.3.2.B, “Perimeter Building Setback” of the Conservation Residential Development Subdivision Regulations to require that existing tree canopy within the perimeter setback along external roads shall be preserved.

#### **F. NOMINATION OF CITY REPRESENTATIVE TO SWRPC BOARD OF DIRECTORS**

#### **G. MASTER PLAN UPDATE DISCUSSION**

#### **H. STAFF UPDATES**

#### **I. NEW BUSINESS**

#### **J. UPCOMING DATES OF INTEREST - March 2023**

1.
  - Joint Committee of the Planning Board and PLD – March 13, 6:30 PM
  - Planning Board Steering Committee – March 14, 11:00 AM
  - Planning Board Site Visit – March 22, 8:00 AM – To Be Confirmed

- Planning Board Meeting – March 27, 6:30 PM