



PLANNING BOARD
Council Chambers A, Keene City Hall
May 22, 2023
6:30 PM

A. CALL TO ORDER

MINUTES FROM PRECEDING MEETING - April 24, 2023

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. PUBLIC HEARINGS:

1. **SPR-967, Modification #7A – Site Plan – Railroad Land Parking Lot Landscaping Modifications – 0 Cypress St** - Applicant and owner Railroad Street Condominium Association proposes to remove and replace seven trees with thirty-four shrubs on the property at 0 Cypress St (TMP #574-041-000). The site is 5.54 ac and is located in the Downtown Core District.
2. **S-03-23 – Conservation Residential Development Subdivision & SWP-CUP-02-23 – Surface Water Protection Conditional Use Permit – 19 Whitcomb’s Mill Rd** – Applicant and owner Sandra R. Henry Trust proposes to subdivide the 12.42 ac parcel located at 19 Whitcomb’s Mill Rd (TMP #237- 018-000) into 9 lots, including 8 residential building lots that range in size from 0.38 to 0.77 ac and one open space lot that is 6.83 ac in size. Four lots are proposed to be developed as duplexes and four lots are proposed to be developed as single family homes. A new dead-end road is proposed to provide access to seven of the residential lots. Access to the 8th residential lot is proposed from Whitcomb’s Mill Rd. A waiver is requested from Sec. 19.3.5.A.3 of the Land Development Code regarding the requirement that all structures shall be accessed from internal streets. The site is located in the Low Density 1 District.
3. **SPR-06-23 – Site Plan – Roosevelt School Housing – 438 Washington St** – Applicant Monadnock Affordable Housing, on behalf of owner Community College System of New Hampshire, proposes to renovate the existing ~13,507 sf, 2-story school building; construct a ~8,548 sf 2-story addition; and construct a ~12,646 sf 2-story building with associated site improvements to create a 60 unit multifamily housing development on the property at 438 Washington St. (TMP #531-054-000). A

waiver is requested from Sec. 20.14.3.D of the Land Development Code regarding the requirement that all offstreet parking be screened and located to the side or rear of buildings. This site is 2.4 ac and is located in the Low Density District.

D. STAFF UPDATES

E. NEW BUSINESS

F. UPCOMING DATES OF INTEREST

1.

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