



PLANNING BOARD
Council Chambers A, Keene City Hall
September 25, 2023
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES FROM PRECEDING MEETING - July 24, 2023

B. EXTENSION REQUEST

1. **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., requests an extension to the deadline to satisfy the precedent conditions of approval for the Site Plan & Surface Water CUP applications, SPR-02-23 & SWP-CUP-01-23, for the proposed construction of two buildings ~36,000 sf and ~25,200 sf in size for use as rental units for contractors and associated site modifications on the properties at 0 Black Brook Rd (TMP #s 221-023-000 & 221-024-000). The combined parcels are 12.57 ac and are located in the Corporate Park District.

C. FINAL VOTE ON CONDITIONAL APPROVALS

D. BOUNDARY LINE ADJUSTMENT

1. **S-07-23 – Boundary Line Adjustment:** Applicant BCM Environmental & Land Law PLLC, on behalf of owners Tilden Properties, LLC & the James A. Putnam Trust, proposes a Boundary Line Adjustment between the properties located at 168 & 180 Court St (TMP #s 554-010-000 & 554-011-000). Both properties are in the Medium Density District.

E. PUBLIC HEARINGS

1. **S-06-23 – Subdivision:** Applicant Brickstone Land Use Consultants LLC, on behalf of owner Carlisle Park Avenue LLC, proposes to subdivide the existing ~5.66 ac lot at 800 Park Ave (TMP #227-002-000) into two lots

that are ~2.64 ac and ~3.02 ac. The parcel is located in the Commerce District.

2. **S-08-23 – Subdivision & SPR-04-13, Mod. 1 – Site Plan:** Applicant and Owner Markem Corporation proposes to subdivide 150 Congress St (TMP #598-002-000) into two lots and remove pavement and portions of an existing tunnel structure. A waiver from Sec. 20.7.3.C of the Land Development Code has been requested. The parcel is located in the Industrial Park District.

F. ADVICE AND COMMENT

1. **Aroma Joe's Site Modifications – 348 West St** – Applicant Brickstone Land Use Consultants, on behalf of owner West Street AJ's LLC, is seeking input from the Planning Board regarding proposed modifications to the existing queuing layout on the Aroma Joe's property at 348 West St (TMP #577-025-000). The parcel is 0.23 ac and is located in the Commerce District.

G. NOMINATION OF CITY REPRESENTATIVE TO SWRPC COMMISSIONERS

H. STAFF UPDATES

I. NEW BUSINESS

1. Request for Planning Board Comments on Route 101 Improvements Project

J. UPCOMING DATES OF INTEREST

1. * Joint Committee of the Planning Board and PLD - **Tuesday**, October 10th, 6:30 PM
* Planning Board Steering Committee – October 10th, 11:00 AM
* Planning Board Site Visit – October 18th, 8:00 AM – **To Be Confirmed**
* Planning Board Meeting – October 23rd, 6:30 PM