



PLANNING BOARD
Council Chambers A, Keene City Hall
October 23, 2023
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES FROM PRECEDING MEETING - September 25, 2023

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. EXTENSION REQUESTS

1. **S-03-23 & SWP-CUP-02-23** – Conservation Residential Development Subdivision & Surface Water Protection Conditional Use Permit – Whitcomb's Mill Estates, 19 Whitcomb's Mill Rd – Applicant and owner Sandra R. Henry Trust requests an extension to the deadline to satisfy the precedent conditions of approval for the CRD subdivision & Surface Water CUP applications, S-03-23 & SWP-CUP-02-23, for the proposed subdivision of the 12.42 ac parcel at 19 Whitcomb's Mill Rd (TMP #237-018-000) into 9 lots, including 8 residential building lots ranging in size from 0.38 to 0.77 ac and one open space lot that is 6.83 ac in size. The parcel is located in the Low Density 1 District.
2. **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, requests an extension to the deadline to satisfy the precedent conditions of approval for the Major Site Plan application, SPR-06-23, for the proposed renovations to the former Roosevelt School building and the construction of a new ~12,646 sf 2-story building with associated site improvements to create a 60 unit multi-family housing development on the property at 438 Washington St (TMP #531-054-000). The site is 2.4 ac and is located in the Low Density District.

D. PUBLIC HEARINGS

1. **S-09-23 – Subdivision** – 284 West Surry Rd: Applicant Huntley Survey & Design PLLC, on behalf of owners Corbet & Colline Cook, proposes to subdivide the ~9.19-ac parcel at 284 West Surry Rd (TMP #206-025-000) into three lots ranging in size from ~2 ac to ~5.16 ac. The parcel is located in the Rural District.
2. **S-10-23 & SPR-02-22, Modification #1** – Boundary Line Adjustment & Site Plan – Aroma Joe's & Granite State Carwash, 348 & 364 West St – Applicant Brickstone Land Use Consultants, on behalf of owners West Street AJ's LLC and A&B LLC, proposes a boundary 1 of 57 line adjustment that would transfer ~0.022 ac of land from the ~0.598-ac Granite State Carwash site at 364 West St (TMP #577-026-000) to the ~0.224-ac Aroma Joe's site at 348 West St (TMP #577-025-000). Modifications to the layout of the existing queuing area on the Aroma Joe's site are also proposed. Both properties are located in the Commerce District.

E. ADVICE AND COMMENT

1. Potential Conservation Residential Development (CRD) Subdivision, 0 Old Walpole Rd – Applicant and owner Monadnock Habitat for Humanity Inc., is seeking input from the Planning Board regarding a potential CRD Subdivision of the 7.1-ac parcel at 0 Old Walpole Rd (TMP #503-005-000). The parcel is located in the Rural District.

F. STAFF UPDATES

G. NEW BUSINESS

H. UPCOMING DATES OF INTEREST

1.
 - Joint Committee of the Planning Board and PLD – November 13th, 6:30 PM
 - Planning Board Steering Committee – November 14th, 11:00 AM
 - Planning Board Site Visit – November 22nd, 8:00 AM –To Be Confirmed
 - Planning Board Meeting – November 27th, 6:30 PM