



PLANNING BOARD
Council Chambers A, Keene City Hall
February 26, 2024
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES FROM PRECEDING MEETING - January 22, 2024

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. EXTENSION REQUEST

1. **S-08-23 – Subdivision – Markem, 150 Congress St** – Applicant and owner Markem Corporation, requests a first extension to the deadline to achieve active and substantial development for the subdivision application, S-08-23, for the subdivision of the parcel at 150 Congress St (TMP #598-002-000) into two lots and the removal of pavement and portions of an existing tunnel structure. The parcel is 31 ac and is located in the Industrial Park District.

D. CONTINUED PUBLIC HEARING

1. **PB-2024-01 – Surface Water Protection Conditional Use Permit – 186 Gunn Rd** - Applicants and owners Ashley & Peter Greene request a reduction in the Surface Water Protection buffer from 75' to 30' to allow for the future subdivision and development of the parcel at 186 Gunn Rd (TMP #205-013-000). The parcel is 11 ac and is located in the Rural District.

E. PUBLIC HEARINGS

1. **SPR-01-13, Modification #3 – Site Plan – Cheshire County Shooting Sports Education Foundation, 19 Ferry Brook Rd** - Applicant SVE Associates, on behalf of owner the Cheshire County Shooting Sports Education Foundation, proposes several site modifications, including the relocation of the previously approved stormwater management system, on the property at 19 Ferry Brook Rd (TMP #214-021-000). The parcel is 55

ac and is located in the Rural District.

2. **SPR-04-21, Modification #3 – Site Plan – Hundred Nights, 122 Water St** - Applicant BCM Environmental & Land Law PLLC, on behalf of owners the Hundred Nights Foundation Inc, the Railroad Street Condominium Association, and the City of Keene, proposes to install 1 of 70 security lighting around the perimeter of the Hundred Nights site at 122 Water St (TMP #585-027-000). Waivers are requested from Section 20.7.3.C & Section 20.7.3.F.1.c of the LDC regarding light trespass onto the adjacent properties at 0 Water St & 0 Cypress St (TMP#s 574-041-000 & 585-026-000) and lighting hours of operation. The Hundred Nights site is 0.62 ac and is located in the Downtown Growth District.

F. CAPITAL IMPROVEMENT PROGRAM - FY 2025-2031 - Presentation by Merri Howe, City of Keene Finance Director and Jesse Rounds, Community Development Director.

G. FEE SCHEDULE UPDATES

H. MASTER PLAN UPDATE

1. Master Plan Steering Committee Membership Update & Nomination of Pamela Russell-Slack
2. Project Updates

I. STAFF UPDATES

J. NEW BUSINESS

K. UPCOMING DATES OF INTEREST

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