



PLANNING BOARD
Council Chambers A, Keene City Hall
February 24, 2025
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES OF PREVIOUS MEETING - January 27, 2024

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. ADVICE AND COMMENT

1. **Cedarcrest/Monadnock View Cemetery Solar Array – 91 Maple Ave & 521 Park Ave** – Prospective applicant Revision Energy seeks Planning Board advice and comment regarding the need for a visual buffer for the installation of a medium-scale solar energy system on approximately 1.6 acres of undeveloped land. The parcel is in the Conservation District.

D. PUBLIC HEARINGS

1. **SPR-593, Mod. 2 – Major Site Plan – Bank of America, 20 Central Square** – Applicant Bank of America, on behalf of owner 20 Central Keene LLC, proposes to modify exterior lighting at the property located at 20 Central Square (TMP #568-063-000). Waivers are requested from Section 21.7.3.C, Section 21.7.3.F.1.a, Section 21.7.3.F.1.c, and Section 21.7.4.A.2 of the LDC regarding light trespass levels and lighting hours of operation. The site is 0.68-ac in size and is located in the Downtown Core District.
2. **PB-2025-01 – 2-lot Subdivision – Keene State College, 238-260 Main Street** – Applicant Huntley Survey & Design, PLLC, on behalf of owner the University System of New Hampshire, proposes a 2-lot subdivision of the ~0.96-ac parcel at 238-260 Main Street (TMP #590-101-000) into two lots ~0.48-ac and ~0.46-ac in size. The property is located in the Downtown Transition District.
3. **PB-2025-02 – Cottage Court Conditional Use Permit – 36 Elliot Street** – Applicant Sampson Architects, on behalf of owner the Scott Richards

Revocable Trust of 2023, proposes the conversion of an existing single-family home into a duplex on the property at 36 Elliot Street (TMP #214-021-000). The parcel is ~0.10-ac in size and is located in the Residential Preservation District.

4. **PB-2025-03 – Major Site Plan – Douglas Company Facility, 0 Black Brook Road** – Applicant Fieldstone Land Consultants PLLC, on behalf of owner Douglas Company Inc., proposes the construction of a ~98,323-sf office and warehouse building on two parcels at 0 Black Brook Rd (TMP#s 221-023-000 & 221-024-00). Waivers are requested from Section 20.14.1, Section 20.14.2, Section 20.14.3.D, and Section 23.5.4.9 of the LDC related to architectural and visual appearance, parking in front of the building, and driveway width. The parcel is ~5.33-ac in size and is located in the Corporate Park District.

E. EARTH EXCAVATION PERMIT - Determination of Application Completeness:

1. **PB-2024-20 – Earth Excavation Permit Major Amendment & Hillside Protection Conditional Use Permit – 21 & 57 Route 9** – Applicant Granite Engineering LLC, on behalf of owner G2 Holdings LLC, proposes to expand the existing gravel pit located at 21 & 57 Route 9 (TMP#s 215-007-000 & 215-008-000). A Hillside Protection CUP is requested for impacts to steep slopes. Waivers are requested from Section 25.3.1.D & Section 25.3.13 of the LDC related to the required 250' surface water resource setback and the 5-ac excavation area maximum. The parcels are a combined ~109.1-ac in size and are located in the Rural District.

F. MASTER PLAN UPDATE (<https://keenemasterplan.com/>)

G. STAFF UPDATES

H. NEW BUSINESS

I. UPCOMING DATES OF INTEREST

1.
 - Joint Committee of the Planning Board and PLD – March 10th, 6:30 PM
 - Planning Board Steering Committee – March 11th, 12:00 PM
 - Planning Board Site Visit – March 19th, 8:00 AM – To Be Confirmed
 - Planning Board Meeting – March 24th, 6:30 PM

J. MORE TIME ITEMS

1. Training on Site Development Standards - Snow Storage, Landscaping & Screening

K. ADJOURNMENT