



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

A. CALL TO ORDER - Roll Call

MINUTES OF PREVIOUS MEETING - February 24, 2025

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. BOUNDARY LINE ADJUSTMENT

1. **PB-2025-05 – Cedarcrest and Monadnock View Cemetery - BLA – 521 Park Ave & 91 Maple Ave** – Applicant ReVision Energy, on behalf of owners Cedarcrest and the City of Keene, proposes a lot line adjustment that would transfer ~1.7-ac of land from the ~46-ac parcel located at 521 Park Ave (TMP #227-027-000) to the ~5-ac parcel located at 91 Maple Ave (TMP #227-018-000). The Cedarcrest site is located in the Low Density District and the cemetery is located in the Conservation District.

D. PUBLIC HEARINGS

1. **PB-2025-04 – Cedarcrest & Monadnock View Cemetery – Major Site Plan & Solar Energy System Conditional Use Permit – 521 Park Ave & 91 Maple Ave** – Applicant ReVision Energy, Inc. on behalf of owners Cedarcrest, Inc. and the City of Keene, proposes to install a medium-scale solar energy system on ~1.7-ac of undeveloped land located at 521 Park Ave (TMP #227-027-000) to provide power to the Cedarcrest facility located at 91 Maple Ave (TMP #227-018-000). The City property is ~46-ac in size and is located in the Conservation District, and the Cedarcrest property is ~5-ac in size and is located in the Low Density District.
2. **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.

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

F. STAFF UPDATES

G. NEW BUSINESS

1. Planning Board Updates on Administrative Approvals

H. UPCOMING DATES OF INTEREST

1.
 - Joint Committee of the Planning Board and PLD – April 14th, 6:30 PM
 - Planning Board Steering Committee – April 8th, 12:00 PM
 - Planning Board Site Visit – April 23rd, 8:00 AM – To Be Confirmed
 - Planning Board Meeting – April 28th, 6:30 PM

I. MORE TIME ITEMS

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

J. ADJOURNMENT