



PLANNING BOARD
Council Chambers A, Keene City Hall
May 27, 2025
6:30 PM

- A. **CALL TO ORDER - Roll Call**
- B. **MINUTES OF PREVIOUS MEETING - April 28, 2025**
- C. **FINAL VOTE ON CONDITIONAL APPROVALS**
- D. **BOUNDARY LINE ADJUSTMENT**
 - 1. **PB-2025-10 – Boundary Line Adjustment – 37 & 38 Grimes Rd –**
Applicant Cardinal Surveying & Land Planning, on behalf of owners Christopher & Jennifer Tattersall & the Margaret A. Heatherman Trust, proposes to transfer ~10.35-ac of land from the ~31- ac parcel at 37 Grimes Rd to the ~29-ac parcel at 38 Grimes Rd (TMP#s 237-026-000 & 236-015-000). Both parcels are located in the Rural District.
- E. **CONTINUED PUBLIC HEARING (To be continued to the July 28, 2025 Planning Board meeting)**
 - 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 Sections 25.3.1.D, 25.3.3, 25.3.6, and 25.3.13 of the LDC related to the 250' surface water resource setback, excavation below the water table, toxic or acid forming materials, 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 (keenemasterplan.com)**

G. STAFF UPDATES

H. NEW BUSINESS

I. UPCOMING DATES OF INTEREST

1.

- Joint Committee of the Planning Board and PLD - June 9th, 6:30 PM
- Planning Board Steering Committee - June 10th, 12:00 PM
- Planning Board Site Visit - June 18th, 8:00 AM - To Be Continued
- Planning Board Meeting - June 23rd, 6:30 PM

J. MORE TIME ITEMS

K. ADJOURNMENT