



PLANNING BOARD
Council Chambers A, Keene City Hall
July 28, 2025
6:30 PM

A. CALL TO ORDER - Roll Call

MINUTES OF PREVIOUS MEETING - June 23, 2025

B. FINAL VOTE ON CONDITIONAL APPROVALS

C. EXTENSION REQUEST

1. **PB-2025-03 – Major Site Plan – Douglas Company Inc., 0 Black Brook Rd** - Owner Douglas Company Inc., requests a first extension to the deadline to satisfy the precedent conditions of approval for the proposed construction of an ~98,323-sf office and warehouse building on two parcels at 0 Black Brook Rd (TMP#s 221-023-000 & 221-024-000). The parcels are a combined ~5.33-ac in size and are located in the Corporate Park District.
2. **PB-2024-23 – Major Site Plan & Surface Water Protection Conditional Use Permit – Shooting Range, 19 Ferry Brook Rd** – Owner Cheshire County Shooting Sports Education Foundation Inc., requests a first extension to the deadline to satisfy the precedent conditions of approval for the proposed modification to the approved site plan for the shooting range at 19 Ferry Brook Rd (TMP #214-021-000). A Surface Water Protection Conditional Use Permit was requested to allow a gravel shooting berm and other existing site features to be located within the 75' surface water buffer. The parcel is 55-ac in size and is located in the Rural District.

D. PUBLIC HEARINGS

1. **SPR-440, Mod. 1 – Major Site Plan - Veterinary Hospital Addition, 686 Court St** – Applicant HDA Architects, Inc, on behalf of owner Court Street Veterinary Hospital, proposes to construct an ~2,092-sf addition and renovate the existing veterinary hospital located at 686 Court St (TMP# 228-008-000). The parcel is 4.2-ac in size and is located in the High

Density District.

2. **PB-2025-14 – Surface Water Protection Conditional Use Permit – Eversource T198 Transmission Line** – Applicant Normandeau Associates, Inc, on behalf of owner Public Service Company of New Hampshire (dba Eversource Energy), proposes to replace twelve structures along the T198 Transmission Line. The proposed work area begins north of NH Route 101 and continues south to the Swanzey town border. This project will temporarily impact ~102,332-sf of the Surface Water Protection Buffer for temporary access and work pad placement.
3. **PB-2024-20 – Earth Excavation Permit Major Amendment & Hillside Protection Conditional Use Permit – Gravel Pit, 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.

E. CORRESPONDENCE & BOARD DISCUSSION - Alleged Violation of the Earth Excavation Regulations - Mr. James Manley of 67 Tyler Lane in Sullivan has submitted a complaint related to the visibility of the gravel pit located at 21 & 57 Route 9 (TMP#s 215-007-000 & 215-008-000) from the adjacent state highway. The Board will consider whether further investigation of the alleged violation is warranted and whether to delegate enforcement to Code Enforcement staff.

F. MASTER PLAN UPDATE (keenemasterplan.com)

G. STAFF UPDATES

1. Overview of Administrative and Minor Project approvals issued from January 1, 2025-June 30, 2025.
2. Correspondence received from NH Dept. of Environmental Services regarding a Waiver Request for the Transportation Heritage Trail (informational).

H. NEW BUSINESS

I. UPCOMING DATES OF INTEREST

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

J. MORE TIME ITEMS

1. Potential Modifications to the Site Plan Review Thresholds
2. Training on Site Development Standards - Screening & Lighting

K. ADJOURNMENT