



PLANNING BOARD
Council Chambers A, Keene City Hall
August 25, 2025
6:30 PM

A. CALL TO ORDER - Roll Call

B. MINUTES OF PREVIOUS MEETING - July 28, 2025

C. EXTENSION REQUEST

1. **PB-2025-01 – 2-lot Subdivision – Keene State College, 238-268 Main St** – Owner, the University System of New Hampshire, requests a first extension to the deadline to satisfy the precedent conditions of approval for the proposed 2-lot subdivision of the parcel at 238-260 Main St (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.

D. FINAL VOTE ON CONDITIONAL APPROVALS

E. CONTINUED PUBLIC HEARING

1. **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.

**F. MASTER PLAN STEERING COMMITTEE REFERRAL: 2025
COMPREHENSIVE MASTER PLAN - The Master Plan Steering Committee voted to recommend that the Planning Board set a public hearing date for**

the adoption of the 2025 Comprehensive Master Plan, and refer the plan to City Council to endorse.

G. CORRESPONDENCE

1. Letter from Ariane Ice dated August 8th, 2025

H. STAFF UPDATES

I. NEW BUSINESS

J. UPCOMING DATES OF INTEREST

1.
 - Special Planning Board Meeting – September 8th, 5:30 PM
 - Joint Committee of the Planning Board and PLD – September 8th, 6:30 PM
 - Planning Board Steering Committee – September 16th, 12:00 PM
 - Planning Board Site Visit – September 24th, 8:00 AM – To Be Confirmed
 - Planning Board Meeting – September 29th, 6:30 PM

K. ADJOURNMENT