



City of Keene Planning Board

AGENDA

Monday, November 22, 2021

6:30 PM

City Hall, 2nd Floor Council Chambers

*Note: The public may join the meeting online or at City Hall in the 2nd Floor Council Chambers. To access the meeting online, visit www.zoom.us/join or call (646) 558-8656 and enter the Meeting ID: 857 8338 6440.**

- I. **Call to Order** – Roll Call
- II. **Minutes of Previous Meeting** – October 25, 2021
- III. **Public Hearing**

SPR-16-14, Modification 7 – Site Plan Review – Mint Carwash Site Modifications, 433 & 435 Winchester St – Applicant and owner MOC76 Realty Co. LLC proposes to modify the Mint Carwash site located at 435 Winchester St (TMP #115-029-00), 433 Winchester St (TMP #115-030-000), and 0 Wetmore St (TMP #115-031-000) by reconfiguring the parking and reducing the width of the Wetmore St curb cut for the former Ocean Harvest Restaurant. A waiver is requested from Sec. 20.14.3.D of the Land Use Code to allow for parking with vacuum stations in front of the building. These combined parcels are 1.33 acres in size and are located in the Industrial, Commerce, and High Density Districts.

SPR-897, Modification 1 & SWP-CUP-04-21 – Site Plan Review & Surface Water Protection Conditional Use Permit – U-Haul of South Keene – Applicant Fieldstone Land Consultants, on behalf of owner Amerco Real Estate Company, proposes to renovate two existing buildings, construct a 12,175 sf building, and install 28,900 sf of prefabricated storage units on the properties located at 472 Winchester St (TMP #115-020-00) and 0 Krif Rd (115-019-000). A Conditional Use Permit is requested to install pavement within the Surface Water Protection buffer. An exception to the City's Street Access standards is requested to increase the width of an existing street access to be 45 ft at the property line and 66 ft at the curblin. These combined properties are 7.51 acres in size and are located in the Commerce Limited District.

SPR-972, Modification 7 – Site Plan Review – Colony Mill Landscaping, 210-222 West Street – Applicant and owner Brady Sullivan Keene Properties LLC proposes to modify the landscaping for the new retail building on the property located at 210-222 West St (TMP# 576-009-000), including the removal of existing trees along Island St. The site is 6.49 acres and is located in the Commerce District.

IV. **Community Development Director Report**

V. **New Business**

VI. **Upcoming Dates of Interest – December 2021**

- Joint Committee of the Planning Board and PLD – December 13, 6:30 PM
- Planning Board Steering Committee – December 7, 11:00 AM
- Planning Board Site Visit – December 15, 8:00 AM – To Be Confirmed
- **Planning Board Meeting – December 20, 6:30 PM**

**A Zoom link and call in information is being provided as a public service; however, the public body will be meeting in person with a quorum present at the location, date and time contained in this notice. If for some reason the Zoom link or call in does not work, the public meeting will continue in person.*