



PLANNING BOARD
Council Chambers A, Keene City Hall
January 24, 2022
6:30 PM

A. CALL TO ORDER

B. ELECTION OF PLANNING BOARD CHAIR, VICE CHAIR, AND STEERING COMMITTEE

MINUTES FROM PRECEDING MEETING

C. EXTENSION REQUEST

1. **SPR-04-21 – Site Plan – Hundred Nights Homeless Shelter – 122 & 124 Water St** – Applicant Hundred Nights Inc., on behalf of owner Green Diamond Group LLC, proposes to construct a 15,000-sf building for use as a homeless shelter and other associated site improvements on the properties located at 122 Water St (TMP# 585-027-000) and 124 Water St (TMP# 585-028-000). The 122 Water St site is 0.33-ac in size. The 124 Water St site is 0.29-ac in size and is located in the Downtown Historic District. Both properties are located in the Business Growth and Reuse District, Sustainable Energy Efficient Development Overlay, and Downtown Railroad Property Redevelopment Districts.

D. CONTINUED PUBLIC HEARINGS:

1. **SPR-423, Modification #4 – Site Plan – Corning Specialty Materials, 69 & 0 Island St** – Applicant Leighton A. White Inc., on behalf of owner Island Mill Realty Group, proposes to install electrical equipment and modify the parking on the properties located at 69 Island St (TMP# 583-010-000-000-000) and 0 Island St (TMP#582-048-000-000-000). These combined parcels are 9.2-ac in size and are located in the Commerce District.
2. **S-09-21 – Boundary Line Adjustment –90-92 & 0 Off Victoria St** – Applicant Fieldstone Land Consultants PLLC, on behalf of owners James & Beverly Ells, proposes a boundary line adjustment between the

properties located at 90-92 Victoria St (TMP# 589-022-000-000-000) and 0 Off Victoria St (TMP# 589-023-000-000-000). This adjustment would result in a transfer of 0.85-ac from the 1.58 ac parcel at 90-92 Victoria St to the 0.57-ac parcel at 0 Victoria St. Both properties are located in the Business Growth & Re-Use District.

3. **CLSS-CUP-01-21 – Congregate Living & Social Service Conditional Use Permit** – Monadnock Area Peer Support Agency, 32-34 Washington St #Rear – Applicant and owner Monadnock Area Peer Support Agency proposes to operate a Large Group Home as a second principal use on the property located at 32- 34 Washington St #Rear (TMP 568-058-000-000-000). The site is 0.28-ac in size and is located in the Downtown Core District.

E. STAFF UPDATES

1. **Overview of Administrative & Minor Project approvals issued in 2021.**

F. NEW BUSINESS

G. UPCOMING DATES OF INTEREST

1.
 - Joint Committee of the Planning Board and PLD – February 14, 6:30 PM
 - Planning Board Steering Committee – February 15, 11:00 AM
 - Planning Board Site Visit – February 23, 8:00 AM – To Be Confirmed
 - Planning Board Meeting – February 28, 6:30 PM