



PLANNING BOARD  
Council Chambers, Keene City Hall  
January 22, 2024  
6:30 PM

## **BOARD ACTIONS**

### **I. Election of Chair, Vice Chair, & Steering Committee**

**Board Action:** *Voted unanimously that Harold Farrington serve as the Planning Board Chair, Roberta Mastrogiovanni as the Vice Chair, and Armando Rangel as the third Steering Committee member.*

### **II. Minutes of Previous Meeting** – December 18, 2023

**Board Action:** *Voted unanimously to adopt the minutes with the following change: on line 248, insert the word "Senate" after the word "State."*

### **III. Final Vote on Conditional Approvals**

- a. **S-11-23 – Boundary Line Adjustment & Street Access Permit – 143 & 147 Main St & 0 Davis St:** Applicant Brickstone Land Use Consultants, on behalf of owners 143 Main LLC & 147-151 Main Street LLC, proposes to merge the 0.12-ac parcel at 0 Davis St (TMP# 584-059-000) with the existing 0.15-ac parcel at 143 Main St and the 0.19-ac parcel at 147 Main St (TMP#s 584-061-000 & 584-060-000) and adjust the common lot line between these two parcels. A new curb cut is also proposed along Main St to access the parcel at 143 Main St. All parcels are located in the Downtown Core District.

**Board Action:** *Voted unanimously to issue final approval for S-11-23.*

- b. **S-09-23 – Subdivision – 284 West Surry Rd:** Applicant Huntley Survey & Design PLLC, on behalf of owners Corbet & Colline Cook, proposes to subdivide the ~9.19-ac parcel at 284 West Surry Rd (TMP #206-025-000) into three lots ranging in size from ~2 ac to ~5.16 ac. The parcel is located in the Rural District.

**Board Action:** *Voted unanimously to issue final approval for S-09-23.*

- c. **SPR-790, Modification #1 – Site Plan – Summit Packaging Addition, 7 Krif Ct:** Applicant Keach-Nordstrom Associates Inc., on behalf of owner Summit Packaging Systems LLC, proposes to construct a ~6,400 sf addition to the existing 6,250 sf Summit Packaging System building and modify the parking lot, landscaping, utilities,

and stormwater management systems on the property at 7 Krif Ct (TMP #118-002-000). The parcel is 1.98 ac and is located in the Industrial District.

**Board Action:** *Voted unanimously to issue final approval for SPR-790, Modification #1.*

#### **IV. Extension Requests**

- a. **SPR-897, Modification #1 & SWP-CUP-04-21 – Site Plan & Surface Water Conditional Use Permit – U-Haul of South Keene, 472 Winchester St:** Applicant Fieldstone Land Consultants, on behalf of owner Amerco Real Estate Company, requests a first extension to the deadline to achieve active and substantial development for the Site Plan & Surface Water CUP applications, SPR-897 Modification #1 & SWP-CUP-04-21, for the renovation of two existing buildings, the construction of a ~12,175 sf building, and the installation of ~28,900 sf of pre-fabricated storage units on the new U-Haul of South Keene site at 472 Winchester St (TMP #115-020-000). The parcel is 7.38 ac and is located in the Industrial District.

**Board Action:** *Voted unanimously to grant a 1-year extension to the deadline to achieve active and substantial development for SPR-897, Modification #1 & SWP-CUP-04-21.*

- b. **SPR-790, Modification #1 – Site Plan – Summit Packaging Addition:** Applicant Keach-Nordstrom Associates Inc., on behalf of owner Summit Packaging Systems LLC, requests a second extension to the deadline to satisfy the precedent conditions of approval for the Site Plan application, SPR-790 Modification #1, for the construction of a ~6,400 sf addition to the existing ~6,250 sf Summit Packaging Systems building and associated site modifications. The parcel is 1.98 ac and is located in the Industrial District.

**Board Action:** *Voted unanimously to grant a second 6-month extension to satisfy the precedent conditions of approval for SPR-790, Modification #1.*

#### **V. Public Hearings**

- a. **SPR-03-19, Modification #3 – Site Plan – Keene Mini Storage New Building, 678 Marlboro Rd** - Applicant SVE Associates, on behalf of owner Keene Mini Storage LLC, proposes to construct a ~5,200 sf climate-controlled storage building on the property at 678 Marlboro Rd (TMP #241-107-000). The parcel is 9.5 ac and is located in the Industrial District.

**Board Action:** *Voted unanimously to approve SPR-03-19, Mod. 3, as shown on the plan identified as “Keene Mini Storage Expansion 2023/2024” prepared by SVE Associates at a scale of 1 in. = 20 ft. dated December 18, 2023 and the architectural elevations prepared by SVE Associates with no scale dated December 18, 2023 with the following conditions:*

1. *Prior to final approval and signature by the Planning Board Chair, the following conditions precedent shall be met:*

A. *Owner’s signature appears on the plan set.*

- B. *Submittal of a security for sedimentation and erosion control and “as built” plans in a form and amount acceptable to the City Engineer.*
- C. *Submittal of a revised lighting cut sheet for wall packs with a CRI of greater than 70 and a revised drainage summary with the P.E. stamp on it.*
- D. *Submittal of five full-size paper copies and one digital copy of the final plan.*

2. *Subsequent to final approval and signature by the Planning Board Chair, the following conditions shall be met:*

- A. *Prior to the commencement of site work, the Community Development Department shall be notified when all erosion control measures are installed and the Community Development Director, or their designee, shall inspect the erosion control measures to ensure compliance with this site plan and all City of Keene regulations.*

- b. **PB-2024-01 – Surface Water Protection Conditional Use Permit – 186 Gunn Rd** - Applicants and owners Ashley & Peter Greene request a reduction in the Surface Water Protection buffer from 75’ to 30’ to allow for the future subdivision and development of the parcel at 186 Gunn Rd (TMP #205-013-000). The parcel is 11 ac and is located in the Rural District.

**Board Action:** *Voted unanimously to continue the application to the next regular Planning Board meeting on February 26, 2024.*