



City of Keene
New Hampshire

**MUNICIPAL SERVICES,
FACILITIES AND INFRASTRUCTURE
COMMITTEE
AGENDA
Council Chambers B
April 22, 2020
5:30 PM**

Janis O. Manwaring, Chair
Michael Giacomo, Vice Chair
Randy L. Filiault
Bettina A. Chadbourne
Robert C. Williams

-
1. More Time Item - Brickstone Land Use Consultants, LLC - Request to Discontinue Easement for Possible Future Road Extension, Black Brook Road - Public Works Department

MORE TIME ITEMS:

- A. Katie Schwerin – Proposal for Permanent Public Art Installation – Airport Property

Non Public Session
Adjournment

Due to the COVID-2019 State of Emergency, the MSFI Committee will be holding its meeting remotely using the web-based program, Zoom. City Councilors will be participating in this meeting remotely. Members of the public will be able to access this public meeting through a variety of options. To view the webinar visit the following link: <https://zoom.us/j/93363970855>. To listen via telephone, call 877 853 5257 and enter the meeting Webinar ID: 933 6397 0855. When the meeting is open for public comment, callers may press *9 if interested in commenting or asking questions. If you encounter any issues accessing this meeting, please call 603-357-0622 during the meeting.



City of Keene, N.H.
Transmittal Form

April 20, 2020

TO: Municipal Services, Facilities and Infrastructure Committee

FROM: Kurt D. Blomquist, PE, Public Works Director/Emergency Management Director

THROUGH: Elizabeth A. Dragon, City Manager

ITEM: 1.

SUBJECT: More Time Item - Brickstone Land Use Consultants, LLC - Request to Discontinue Easement for Possible Future Road Extension, Black Brook Road - Public Works Department

RECOMMENDATION:

Move that the Municipal Services Facilities and Infrastructure Committee recommends that the City Manager be authorized to do all things necessary to release and discharge a certain easement granted to the City for the possible future extension of Black Brook Road, being 60 feet in width located on the north side of the existing cul-de-sac, and as more particularly described in the Subdivision and Easement Plan recorded at the Cheshire County Registry of Deeds in Cabinet 12, Drawer 3, #90 and #91, the Warranty Deed recorded in Volume 1659, page 276, and in the Return of Layout, recorded in Volume 1687, page 855; and further that the City Manager be authorized to negotiate and execute an amendment to a certain Cross Easement Agreement recorded in Volume 3001, page 450, necessary to provide for continued emergency access to properties located on Wyman Road and on Black Brook Road.

BACKGROUND:

In 1998, Keene Economic Development and Revitalization Corporation (KEDRC) proposed the construction of a 1,400 linear foot road (Black Brook Road) to support a six (6)-lot subdivision, S-07-97. To satisfy the City's Dead End Street Standard (City Code Sections 70-124 (3) and 70-137 b (2)), for a secondary access and potential future development of adjacent property, KEDRC proposed, and the City accepted an easement across what was known as Lot 1 for a future road.

Recently Brick Stone Land Use Consultants, LLC, submitted a request on behalf of NH Black Brook LLC, Ametek, for the release of the secondary access easement. The reason for the release is Ametek is interested in expanding their building footprint and construct additional parking and this easement is interfering with their plan. Ametek indicated that a secondary access exists now that runs from Wyman Road across the Hillside Village Keene, and Ametek properties to Black Brook Road making the secondary access easement no longer required.

City staff reviewed the existing language for the Cross Access Agreement from Wyman Road across the Hillside Village Keene and Ametek properties. The existing language restricted the access for use of access to these two properties. The City requested the petitioner to approach the necessary property owners to broaden the language to allow for access from Wyman Road to Black Brook Road to support the other properties

located on Black Brook Road. Representatives of the petitioner have worked and provided to the City amended language to the existing Cross Access Agreement across the Hillside Village Keene and Ametek properties. Staff has reviewed the language and find that the proposed revisions provides broader access to the properties on Black Brook Road.

It is therefore recommended that the City Manager be authorized to do all things necessary to negotiate and execute the revised Cross Access Agreement and do all things necessary to release the easement for future road extension.