

City of Keene
New Hampshire

MINOR PROJECT REVIEW COMMITTEE
PRE-SUBMISSION MEETING MINUTES

Thursday, May 4, 2023

9:00 AM

**2nd Floor Conference Room,
City Hall**

Members Present:

Jesse Rounds
John Rogers
Don Farquhar
Don Lussier
Michael Hagan, Alternate

Staff Present:

Megan Fortson, Planning Technician
Evan Clements, Planner
Bob Burns, Permit Technician
Lt. Shane Maxfield, Police Dept.

Members Not Present:

Med Kopczynski
Steve Dumont, Alternate
Mari Brunner, Alternate
Kürt Blomquist, Alternate

1) Call to Order – Roll Call

Chair Rounds called the meeting to order at 9:10 AM. Roll call was conducted.

2) Scheduled Pre-submission Inquiries

- A) Conceptual Site Plan – 661 Main St – The 0.7 ac parcel at 661 Main St (TMP #120-056-000) is owned by the Wayne E. Brown Jr. Revocable Trust and is located in the Low Density District.**

Megan Fortson, Planning Technician, stated that Mr. Brown, the property owner, had called prior to the meeting and said that he would not have his conceptual plans ready in time. He has requested that this potential project be discussed at a future meeting.

- B) Conceptual Site Plan / Boundary Line Adjustment – 147 Main St – The 0.18-ac parcel at 147 Main St (TMP #584-060-000) is owned by 147-151 Main Street LLC and is located in the Downtown Core District.**

Jim Phippard from Brickstone Land Use Consultants, Mike Pappas (the property owner), and Tim Sampson (the architect) were present to discuss this proposal. Mr. Phippard presented the project and answered questions that City Staff had, along with Mr. Pappas and Mr. Sampson.

C) Conceptual Site Plan – 0 Elm St – The 0.18-ac parcel at 0 Elm St (TMP #536-055-000) is owned by Nuevo Transfers LLC and is located in the Medium Density District.

Mr. Phippard went on to present another project for the potential merging and development of four parcels at 0 Elm St (TMP #536-055-000), 225 Elm St (TMP #536-056-000), and 0 Carroll St (TMP #536-050-000 & 536-049-000). He discussed the project with City Staff and answered questions related to the potential project.

D) Conceptual Site Plan – 315 Old Walpole Rd – The 10.7-ac parcel at 315 Old Walpole Rd (TMP #210-027-000) is owned by Fernand & Marguerite Cyr and is located in the Rural District.

Fred Cyr, the owner of the property at 315 Old Walpole Rd (TMP #210-027-000), was present to discuss this potential project. He presented his idea and then consulted with City Staff about various options for his project and the types of review that may be required.

3) Walk-In Pre-submission Inquiries

A) Conceptual Site Plan – 115 Church St – The 0.87-ac parcel at 115 Church St (TMP #574-033-000) is owned by Keene Aerie 1413 and is located in the Downtown Edge District.

Peter Chamberlain, a member of the Eagles Club, was present to discuss a potential site change to the Eagles Club property at 115 Church St. He presented their idea and then consulted with City Staff about the various potential requirements and review required for the proposed site changes.

4) Upcoming Meeting Dates

- Pre-submission Meeting – June 1, 2023 at 9:00 am
- 1st Monthly MPRC Meeting – June 1, 2023 at 10:00 am
- 2nd Monthly MPRC Meeting – June 15, 2023 at 10:00 am (*If needed*)

5) Adjournment

There being no further business, Chair Rounds adjourned the meeting at 10:00 AM.

Respectfully submitted by,
Megan Fortson, Planning Technician

Reviewed and edited by,
Jesse Rounds, Community Development Director