



## **City of Keene Minor Project Review Committee**

### **Pre-submission Meeting**

#### **AGENDA**

**Thursday, November 2, 2023      9:00 AM      City Hall, 2<sup>nd</sup> Floor Conference Room**

I. **Call to Order** – Roll Call

II. **Scheduled Pre-submission Inquiries**

- a. **Conceptual Site Plan** – The 9.5-ac parcel at 678 Marlboro Rd (TMP #241-107-000) is owned by Keene Mini Storage LLC and is located in the Industrial District.
- b. **Conceptual Subdivision & Surface Water CUP** – The 11-ac parcel at 186 Gunn Rd (TMP #205-013-000) is owned by Peter & Ashley Greene and is located in the Rural District.

III. **Walk-in Pre-submission Inquiries**

IV. **Upcoming Meeting Dates**

- Pre-submission Meeting – December 7, 2023 at 9:00 am
- 1<sup>st</sup> Monthly MPRC Meeting – December 7, 2023 at 10:00 am
- 2<sup>nd</sup> Monthly MPRC Meeting – December 21, 2023 at 10:00 am (*If needed*)

## Megan Fortson

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**From:** Rob Hitchcock  
**Sent:** Thursday, October 26, 2023 11:27 AM  
**To:** Megan Fortson  
**Subject:** Keene Mini-Storage  
**Attachments:** K2505A PROP SITE-plan.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Megan,

See attached preliminary site plan for an additional climate controlled mini storage building for Keene Mini-Storage, Rt 101, left side as you drive to Marlborough. I would like to be on the November pre-submission meeting agenda. Please consider this my narrative.

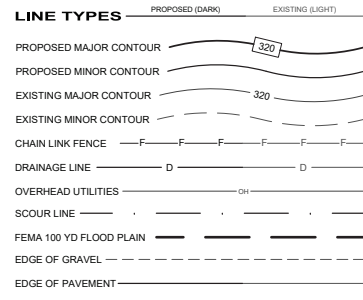
The 5,200 sf proposed storage building will be very much the same as that constructed 5 years ago, only half the size. There is no new curb cut, no water or sewer connection, no new parking proposed, no dumpster, no landscaping, and no new pole mounted lighting. There will be a covered canopy over the primary entry doors so clientele can load/unload under shelter.

The site today is a mix of stone, gravel, dirt, and weeds. Fill will be required to raise the site. Some existing pavement will be temporarily removed and the gravels regraded to reroute existing drainage.

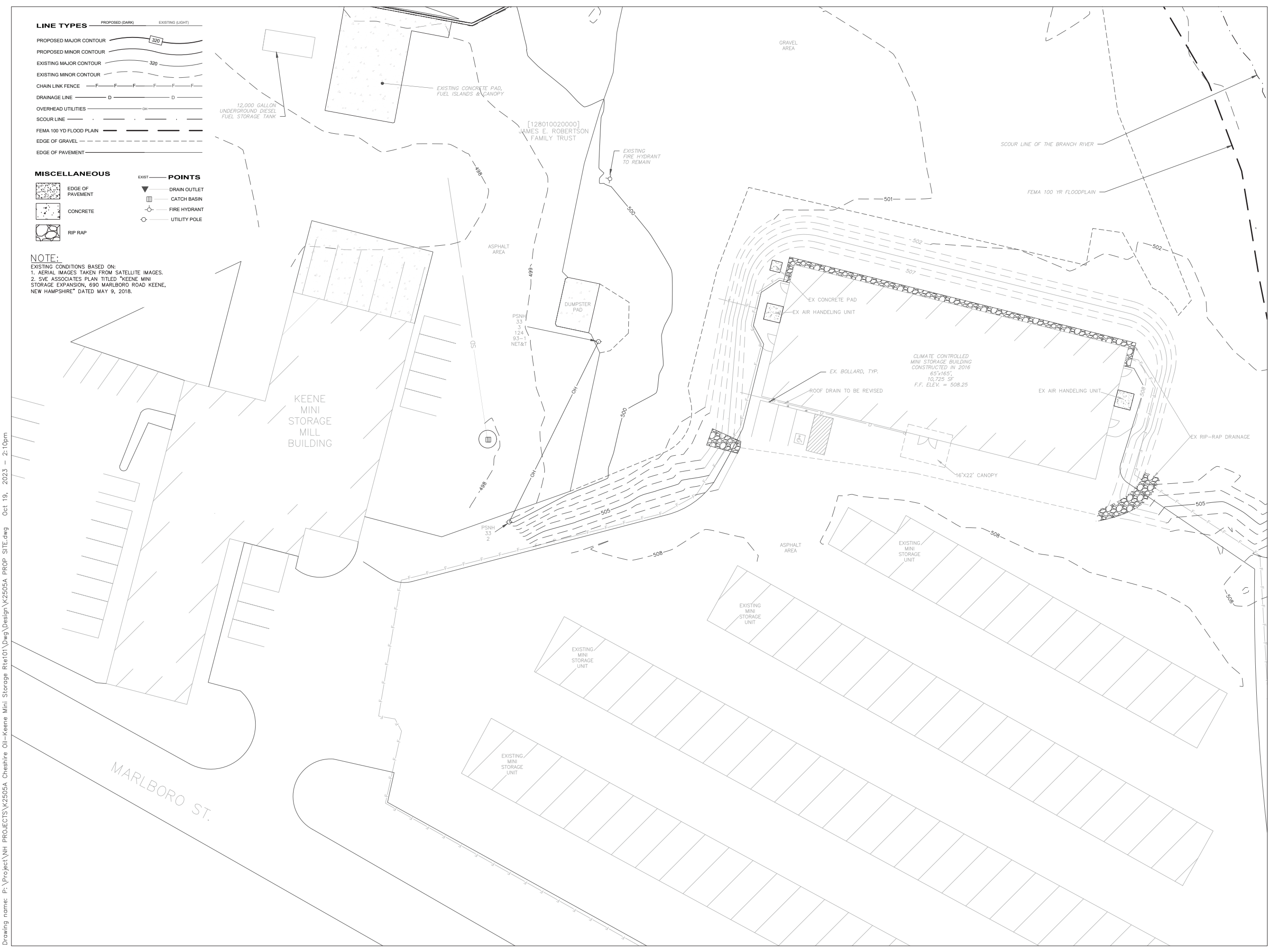
This property was exempted by the City from NHDES Shoreland regulations due to the extensive amount of past land disturbance.

Please call me with any questions you might have.

Rob Hitchcock



**NOTE:**  
 EXISTING CONDITIONS BASED ON:  
 1. AERIAL IMAGES TAKEN FROM SATELLITE IMAGES.  
 2. SVE ASSOCIATES PLAN TITLED "KEENE MINI STORAGE EXPANSION, 690 MARLBORO ROAD KEENE, NEW HAMPSHIRE" DATED MAY 9, 2018.



DRAFT

NOT FOR CONSTRUCTION

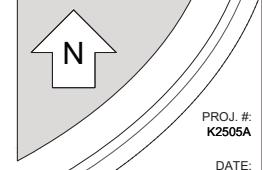
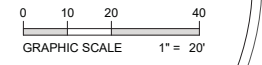
NO.	REVISION	DATE	DWN	CHK

**SVE**

Engineering  
 Planning  
 Landscape Architecture  
 Surveying  
 SVE Associates  
 P.O. Box 1818  
 439 West River Road  
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 www.sveassoc.com

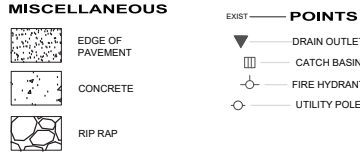
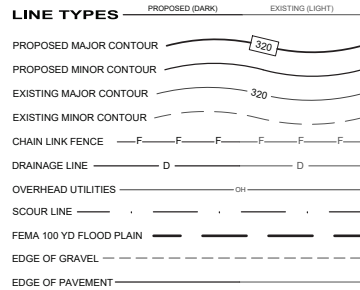
**EXISTING SITE**

KEENE MINI STORAGE EXPANSION #2  
 690 MARLBORO ROAD  
 KEENE, NEW HAMPSHIRE  
 CHESHIRE OIL

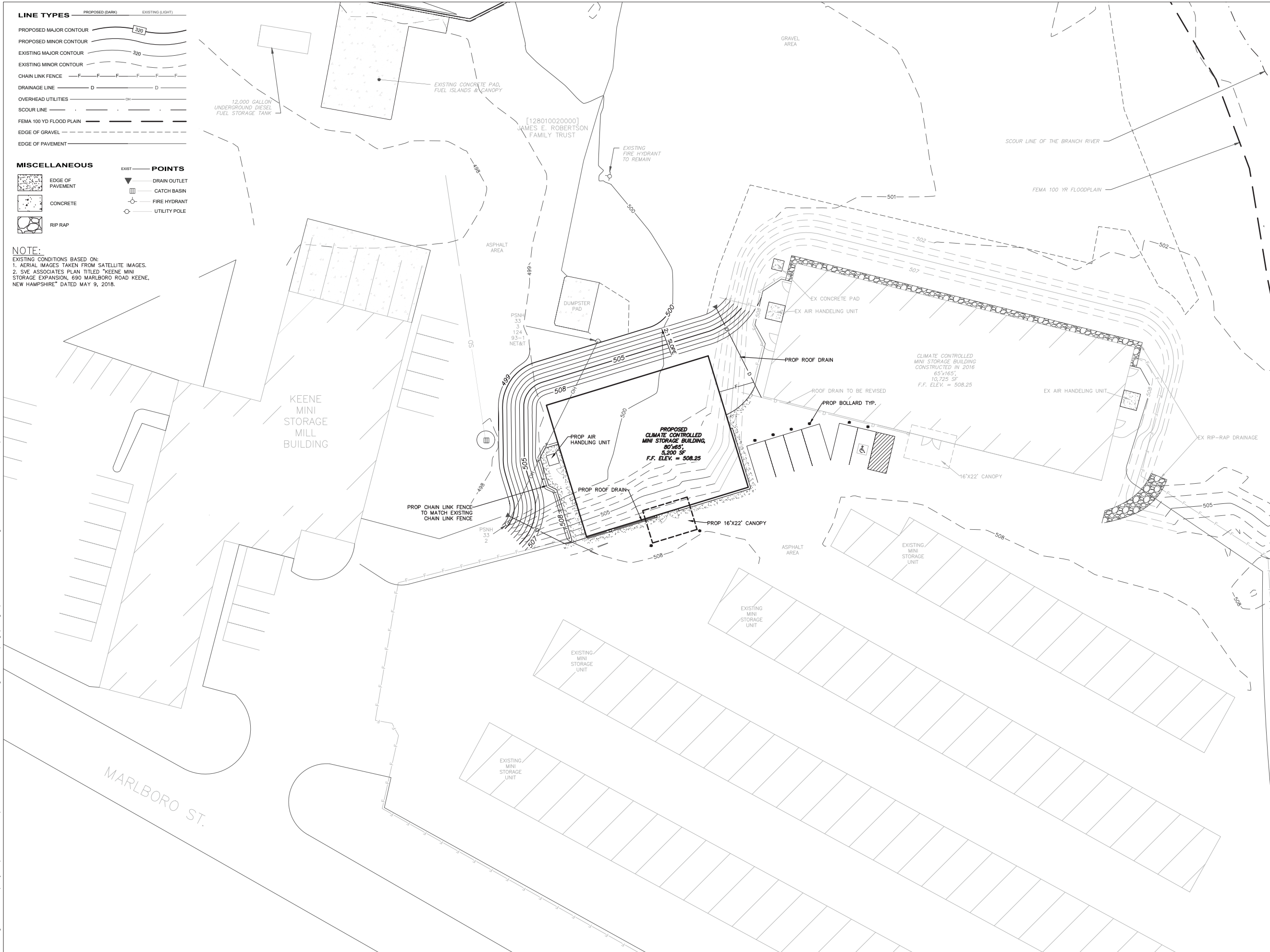


PROJ. #: K2505A  
 DATE: 16-OCT-21  
 DESIGN: RH  
 DRAWN: AJG  
 SHEET 3 of S-1

Drawing name: P:\Project\NH PROJECTS\K2505A Cheshire Oil-Keene Mini Storage Rte101\Draw\Design\K2505A PROP SITE.dwg Oct 19, 2023 - 2:10pm



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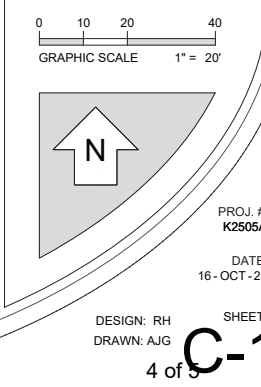
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**SITE PLAN**

KEENE MINI STORAGE  
 EXPANSION #2  
 690 MARLBORO ROAD  
 KEENE, NEW HAMPSHIRE

CHESHIRE OIL





# 186 Gunn Rd

City of Keene, NH

1 inch = 130 Feet

October 30, 2023



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