



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

### **Pre-submission Meeting**

#### **AGENDA**

**Thursday, June 6, 2024      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 Application** – The ~18.43-ac parcel at 44 Black Brook Rd (TMP #221-021-00) is owned by NH Black Brook LLC and is located in the Corporate Park District.

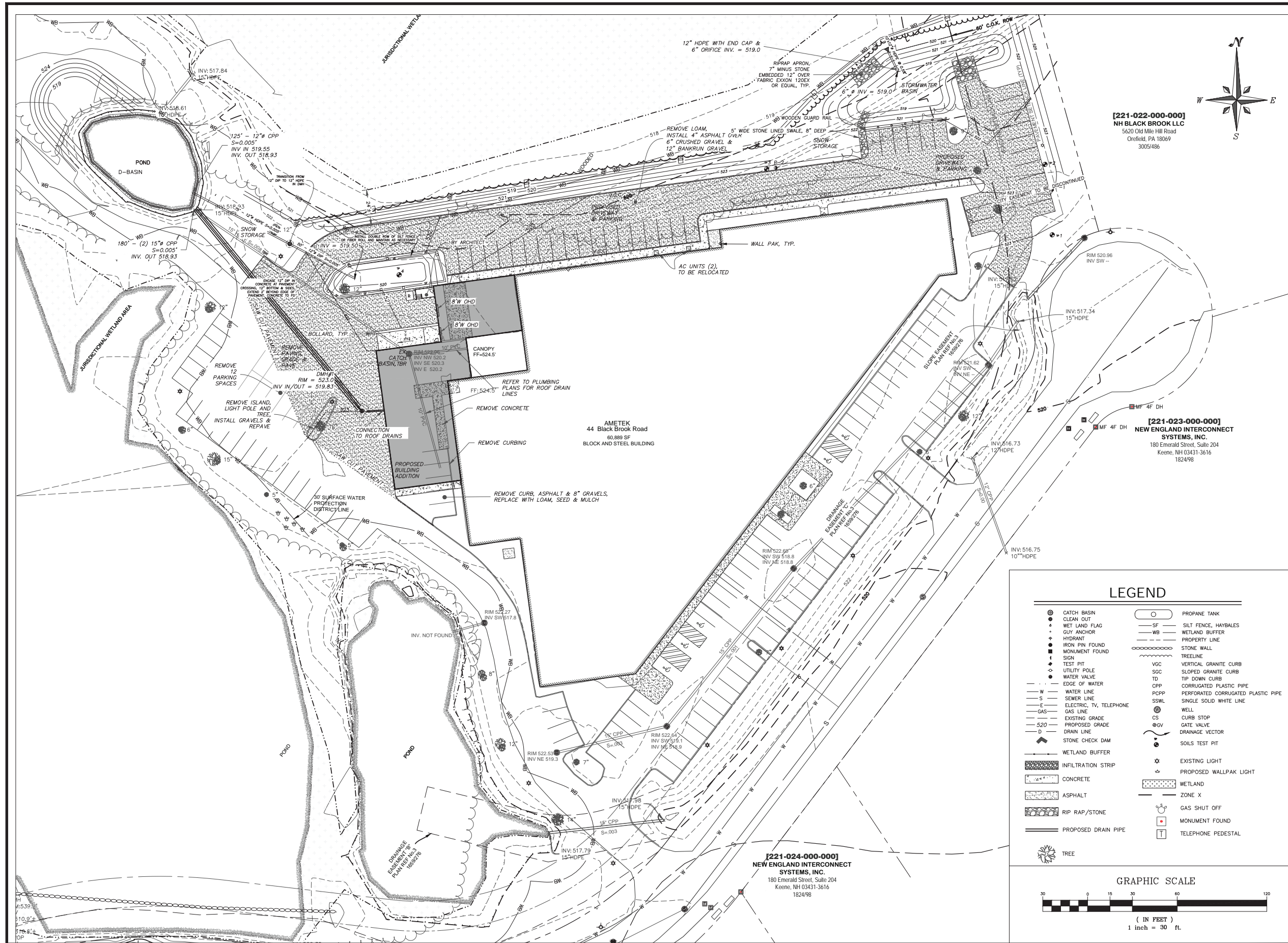
b. **Conceptual Site Plan Application** – The ~0.23-ac parcel at 348 West St (TMP #577-025-000) is owned by West Street AJ's LLC and is located in the Commerce District.

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

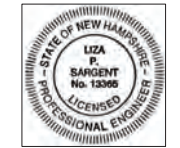
IV. **Upcoming Meeting Dates**

- Pre-submission Meeting – **Wednesday, July 3, 2024 at 9:00 am**
- 1<sup>st</sup> Monthly MPRC Meeting – **Wednesday, July 3, 2024 at 10:00 am**
- 2<sup>nd</sup> Monthly MPRC Meeting – July 18, 2024 at 10:00 am (*If needed*)

# Ametek Most Recently Approved Plot Plan (Taken from SPR-876, Mod. 2 - Administrative Planning Application)



REVISIONS: DATE:  
 REV. 1 FB COMMENTS 09/09/2019  
 REV. 2 INFILTRATION STRIP & YD DRAIN 10/24/19  
 REV. 3 GRADING & DRAINAGE 02/26/2020  
 REV. 4 LEGEND 03/26/2020



*Liza Sargent* 3/26/20

LIZA P. SARGENT DATE  
 R.C.E. NUMBER: 13365

OWNER:  
**NH BLACK BROOK, LLC**  
 5620 OLD MILE HILL ROAD  
 OREFIELD, PA, 18069

**[221-023-000-000]**  
**NEW ENGLAND INTERCONNECT SYSTEMS, INC.**  
 180 Emerald Street, Suite 204  
 Keene, NH 03431-3616  
 1824/98

PLANNER:  
**Brickstone Land Use Consultants, LLC**  
 Site Planning, Permitting and Development Consulting  
 185 Winchester Street, Keene, NH 03431  
 Phone: (603) 357-0116

**PROPOSED ADDITION**  
**AMETEK**  
 44 BLACK BROOK ROAD  
 KEENE, NH 03431

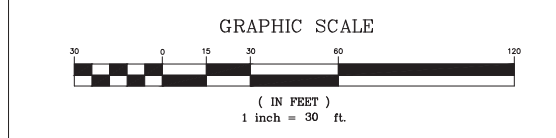
**PROPOSED CONDITION PLAN**

SCALE: 1"=30'

DATE: AUGUST 14, 2019

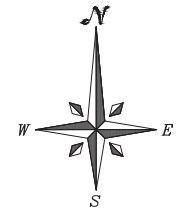
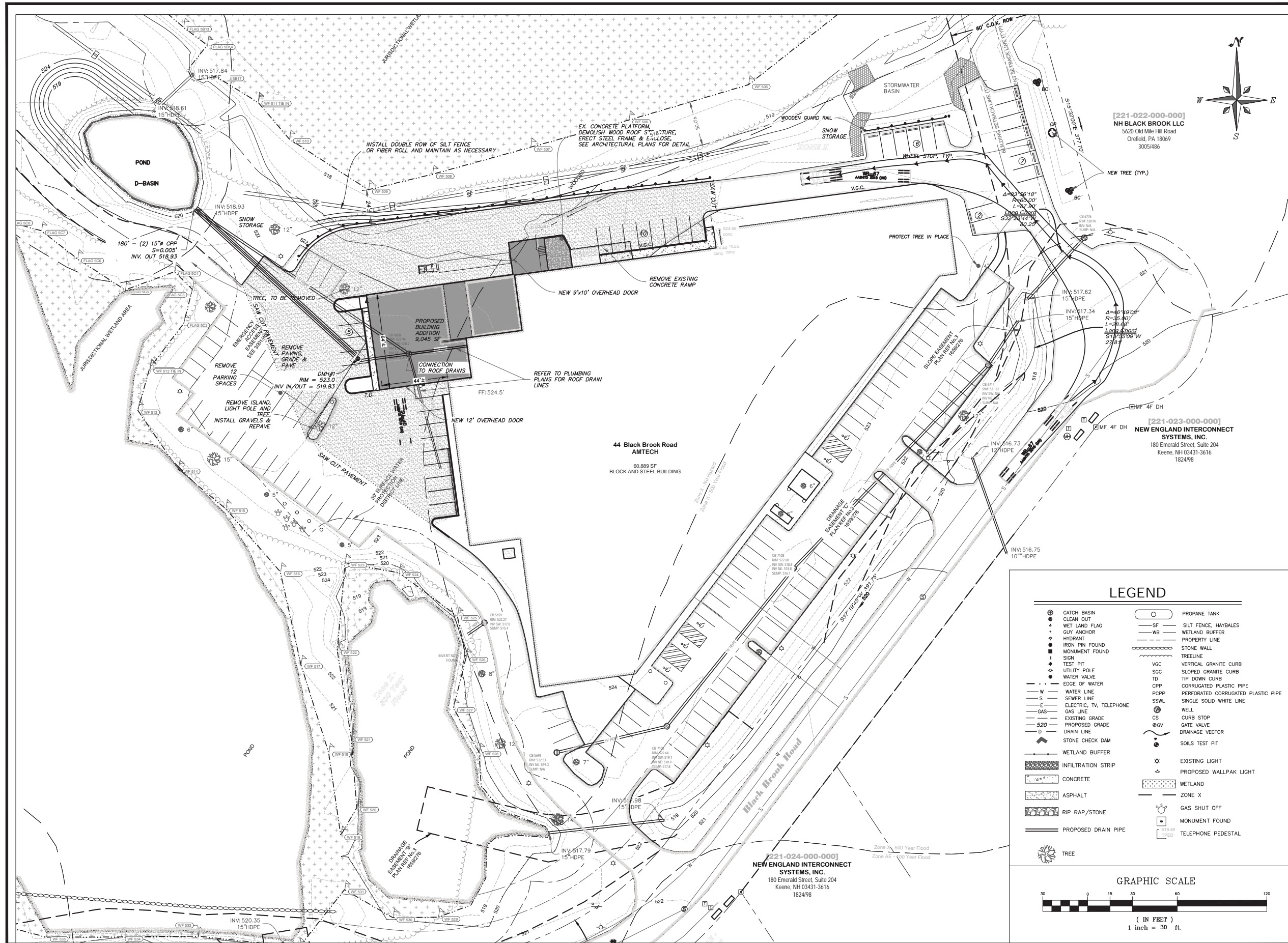
SHEET C-1

LEGEND	
	CATCH BASIN
	CLEAN OUT
	WET LAND FLAG
	GUY ANCHOR
	HYDRANT
	IRON PIN FOUND
	MONUMENT FOUND
	SIGN
	TEST PIT
	UTILITY POLE
	WATER VALVE
	EDGE OF WATER
	WATER LINE
	SEWER LINE
	ELECTRIC, TV, TELEPHONE
	EXISTING GRADE
	PROPOSED GRADE
	DRAIN LINE
	STONE CHECK DAM
	WETLAND BUFFER
	INFILTRATION STRIP
	CONCRETE
	ASPHALT
	RIP RAP/STONE
	PROPOSED DRAIN PIPE
	PROPANE TANK
	SILT FENCE, HAYBALES
	WETLAND BUFFER
	PROPERTY LINE
	STONE WALL
	TREELINE
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	TIP DOWN CURB
	CORRUGATED PLASTIC PIPE
	PERFORATED CORRUGATED PLASTIC PIPE
	SINGLE SOLID WHITE LINE
	WELL
	CURB STOP
	GATE VALVE
	DRAINAGE VECTOR
	SOILS TEST PIT
	EXISTING LIGHT
	PROPOSED WALLPAK LIGHT
	WETLAND
	ZONE X
	GAS SHUT OFF
	MONUMENT FOUND
	TELEPHONE PEDESTAL





# Ametek Conceptual Plan



REVISIONS:    DATE:

ENGINEER:  
**SVE Associates**  
 P.O. Box 1818  
 439 West River Road  
 Brattleboro, VT 05302  
 Phone (802) 257-0561  
 Fax (802) 257-0721  
 www.sveassoc.com

OWNER:  
**NH BLACK BROOK, LLC**  
 5620 OLD MILE HILL ROAD  
 OREFIELD, PA, 18069

PLANNER:  
**Brickstone Land Use Consultants, LLC**  
Site Planning, Permitting and Development Consulting  
 185 Winchester Street, Keene, NH 03431  
 Phone: (603) 357-0116

**PROPOSED ADDITION  
 AMETEK**  
 44 BLACK BROOK ROAD  
 KEENE, NH 03431

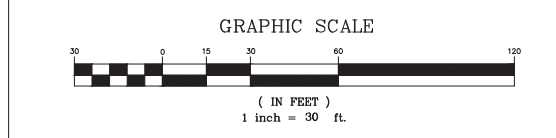
**CONCEPT  
 PLAN**

SCALE: 1"=30'

DATE: MARCH 22, 2024

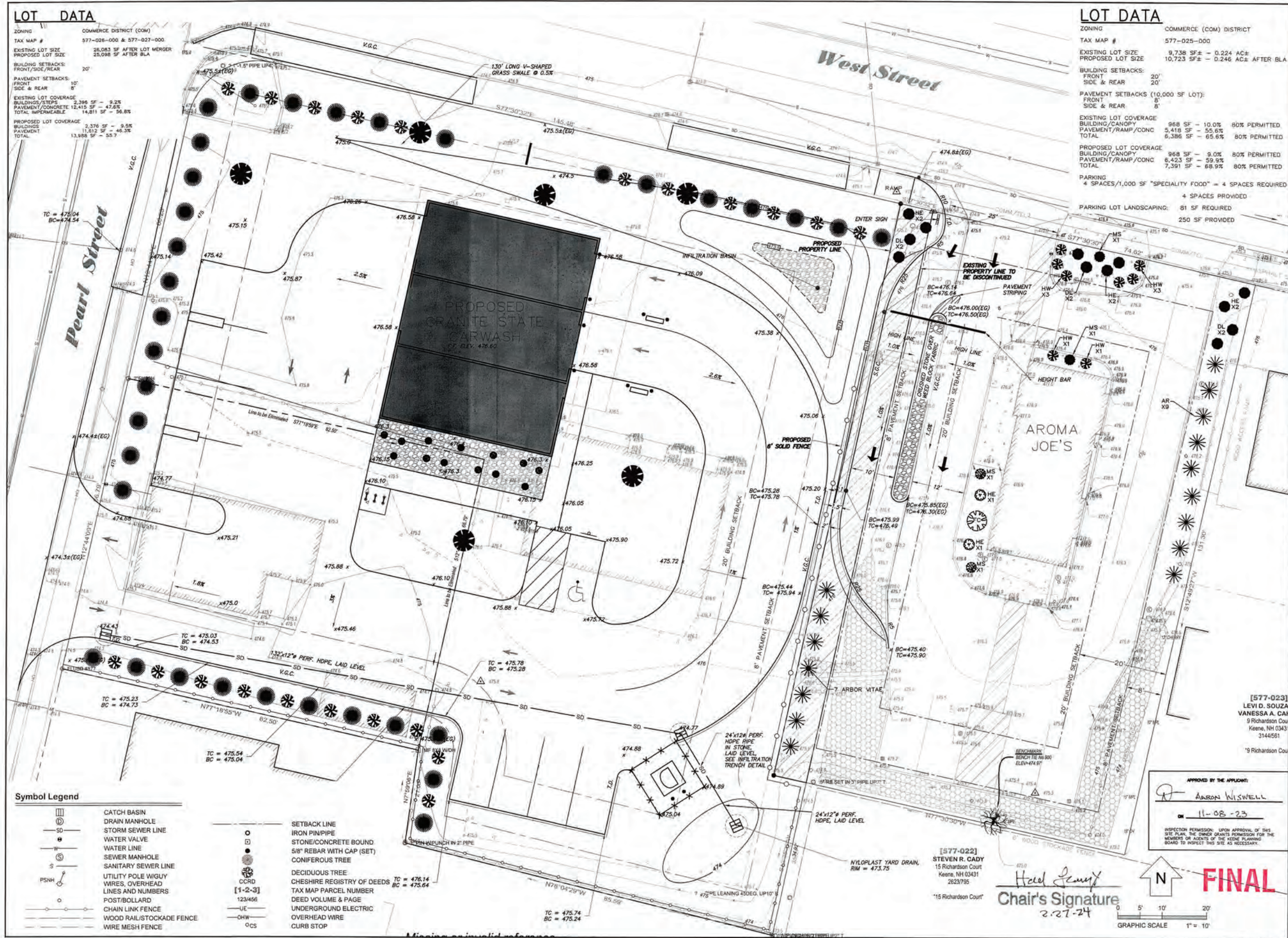
SHEET C-1

LEGEND	
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	SOILS TEST PIT
	EXISTING LIGHT
	PROPOSED WALLPAK LIGHT
	WETLAND
	ZONE X
	GAS SHUT OFF
	MONUMENT FOUND
	TELEPHONE PEDESTAL
	TREE





# Aroma Joe's Most Recently Approved Site Plan (Taken from SPR-02-22, Mod. 1 - Major Site Plan App.)



LOT DATA	
ZONING	COMMERCE (COM) DISTRICT
TAX MAP #	577-025-000
EXISTING LOT SIZE	9,738 SF ± - 0.224 AC±
PROPOSED LOT SIZE	10,723 SF ± - 0.246 AC± AFTER BLA
BUILDING SETBACKS:	
FRONT	20'
SIDE & REAR	20'
PAVEMENT SETBACKS (10,000 SF LOT):	
FRONT	8'
SIDE & REAR	8'
EXISTING LOT COVERAGE	968 SF - 10.0% 80% PERMITTED
BUILDING/CANOPY	5,418 SF - 55.6%
PAVEMENT/RAMP/CONC	6,386 SF - 65.6%
TOTAL	80% PERMITTED
PROPOSED LOT COVERAGE	968 SF - 9.0% 80% PERMITTED
BUILDING/CANOPY	6,423 SF - 59.9%
PAVEMENT/RAMP/CONC	7,391 SF - 68.9%
TOTAL	80% PERMITTED
PARKING	4 SPACES/1,000 SF "SPECIALTY FOOD" = 4 SPACES REQUIRED
	4 SPACES PROVIDED
PARKING LOT LANDSCAPING:	81 SF REQUIRED
	250 SF PROVIDED

REVISIONS:  
REV. 1-9/26/23 RELOCATED  
7 ARBOR VITAE

10/27/23

*Liza Sargent*

LIZA P. SARGENT DATE  
R.C.E. NUMBER: 13365

ENGINEER:

SVE

Engineering  
Planning  
Landscape Architecture  
Surveying

SVE Associates  
P.O. Box 1818  
439 West River Road  
Bristol, VT 05302  
T 802.257.0561  
F 802.257.0721  
www.sveassoc.com

OWNERS:

348 WEST STREET  
WEST STREET  
AJ'S LLC

364 WEST STREET  
A&B LLC

9 WHITE PINE WAY  
NORTH BERWICK, ME  
03906

PLANNER:

**B**rickstone  
Land Use Consultants LLC

Site Planning, Permitting and Development Consulting  
185 Winchester Street, Keene, NH 03431  
Phone: (603) 357-0116

[577-023]  
LEVI D. SOUZA  
VANESSA A. CARI  
9 Richardson Court  
Keene, NH 03431  
31444561  
9 Richardson Court

APPROVED BY THE APPLICANT:

*ARON WISWELL*

ON 11-08-23

INSPECTION PERMISSION: UPON APPROVAL OF THIS SITE PLAN, THE OWNER GRANTS PERMISSION FOR THE MEMBERS OR AGENTS OF THE PLANNING BOARD TO INSPECT THIS SITE AS NECESSARY.

FINAL

*Chair's Signature*  
2.27.24

GRAPHIC SCALE  
0 5' 10' 20'  
1" = 10'

SITE PLAN  
MODIFICATION

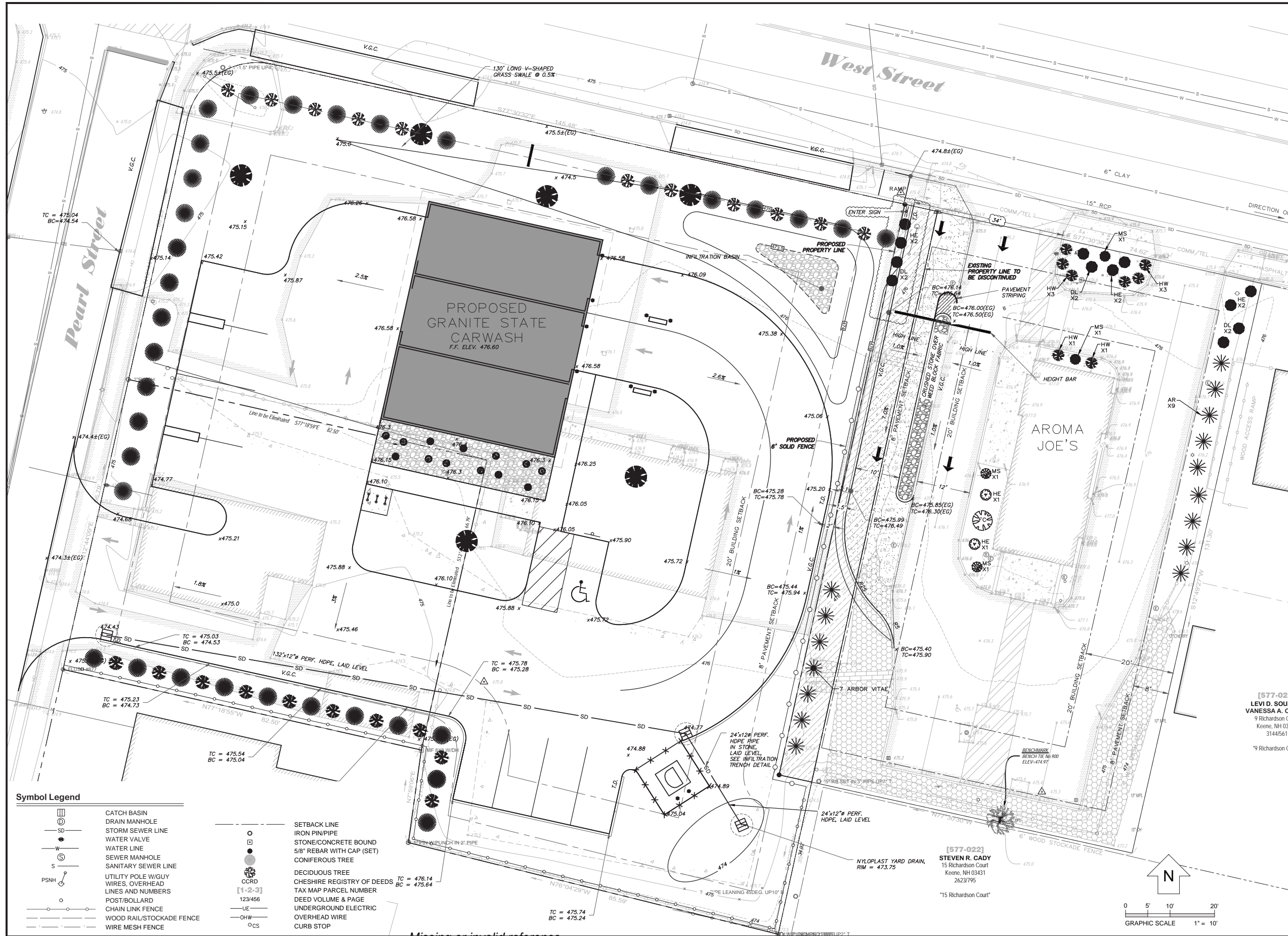
SCALE: 1"=10'  
DATE: SEPT. 12, 2023

SHEET C-1

SPR-02-22, Mod. 1  
see also: S-10-23



# Aroma Joe's Concept Plan



ENGINEER:  
**SVE**  
 Engineering  
 Planning  
 Landscape Architecture  
 Surveying  
 SVE Associates  
 P.O. Box 1818  
 439 West River Road  
 Brattleboro, VT 05302  
 T 802.257.0561  
 F 802.257.0721  
 www.sveassoc.com

OWNERS:  
 348 WEST STREET  
 WEST STREET  
 AJ'S LLC  
 364 WEST STREET  
 A&B LLC  
 9 WHITE PINE WAY  
 NORTH BERWICK, ME  
 03906

PLANNER:  
**Brickstone**  
 Land Use Consultants LLC  
 Site Planning, Permitting and Development Consulting  
 185 Winchester Street, Keene, NH 03431  
 Phone: (603) 357-0116

[577-023]  
 LEVI D. SOUZA  
 VANESSA A. CAR  
 9 Richardson Cou  
 Keene, NH 03431  
 3144561  
 9 Richardson Cou

**REVISED ENTRY**

SCALE: 1"=10'

DATE: MAY 22, 2024

SHEET SK C-1