



June 20, 2024

Mr. Jonathan Sistare
PO Box 213
Dublin, NH 03444
jsistare143@gmail.com

RE: COA-2024-02 – The Toadstool Bookshop Patio – 12 Emerald St

Dear Mr. Sistare,

We are in receipt of your request for administrative review for property located at 12 Emerald St (TMP #584-064-000), owned by Anopolis-G LLC. The request is to construct two patios measuring 12'-wide by 21'-long along the northern portion of the Toadstool Bookshop site adjacent to Emerald St. The patio will be constructed of stone pavers sitting atop an 8"-inch deep mixture of surpac and needing sand. All existing landscaping on this portion of the site will remain in place, with the exception of some of the grass, which will be removed to allow for the installation of the pavers.

All as presented in the application and supporting materials submitted to the Community Development Department on June 17, 2024.

Your request for a Certificate of Appropriateness (COA) is hereby administratively approved under Section 21.4.1, *Minor Projects* of the HDC Regulations. This approval is limited to the request as described above, and does not authorize the applicant to make alterations that are not hereby granted. Please be aware that you may still need to apply for and receive any applicable building permits, if necessary.

In accordance with the Land Development Code (Section 25.15.11), the COA is valid for one year from the date of approval because no building permit is required.

Thank you for doing your part to promote and protect the history and heritage of Downtown Keene. If you have any questions and/or concerns regarding this action by the Historic District Commission, please contact me or Jesse Rounds, the Community Development Director.

Sincerely,

Megan Fortson
Planning Technician

cc: Chris Glimenakis, Property Owner
Jesse Rounds, Community Development Director
Robert Burns, Permit Technician
Don Lussier, Public Works Director
Arelis Quinones, Assessing Dept.
Project File