



January 25, 2024

Bergeron Construction Co. Inc.  
c/o: Mr. Doug Brown  
PO Box 287  
Keene, NH 03431  
[ejb@bergeronconstruction.com](mailto:ejb@bergeronconstruction.com)

**RE: SPR-01-23, Modification #1 – Granite State Car Wash Design Changes – 364 West St**

Dear Mr. Brown,

We are in receipt of your request for administrative review for property located 364 West St (TMP #577-026-000), owned by A&B LLC. The request is to make the following modifications to the design of the Granite State Car Wash building that was approved by the Planning Board in February 2023 as part of the original site plan application, SPR-01-23.

1. Alter the layout of the windows, egress door, and overhead doors along the east and west (front and rear) facades.
2. Remove the cupola from the top of the building.
3. Change the gray horizontal and shingle shake siding that was proposed around the perimeter of the building to white vertical board and batten siding with a faux stone band that will run around the bottom perimeter of the building above the foundation.
4. Alter the roofline to include two gable dormers above the front and rear building facades.
5. Install two full cut-off wall pack light fixtures with a color temperature of 3,000K along the north and south (right and left) facades.
6. Install a full cut-off gooseneck light fixture along the west building façade.

All as presented in the building elevations identified as "Keene Car Wash" prepared by JWH Drafting & Design at a scale of ¼ inch = 1 foot on July 18, 2023 and last revised on October 19, 2023, and in the application and supporting materials submitted to the Community Development Department on January 10, 2024.

Application for Formal Site Plan review is not necessary. Your request is hereby administratively approved under Article 25.13 of the Land Development Code, "Administrative Planning Review." 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 any future change will require additional review under the Planning Board's Site Plan Regulations.

Please be aware that you may still need to apply for and receive any applicable building permits, if necessary.

We appreciate your cooperation in the consistent application of zoning codes and development regulations throughout our community. If you have any questions or require any further assistance, please contact Jesse Rounds or myself at (603) 352-5440.

Sincerely,



Megan Fortson  
Planning Technician

cc: Aaron Wiswell, Property Owner  
Jesse Rounds, Community Development Director  
Arelis Quinones, Assessing Department  
Don Lussier, City Engineer  
Bob Burns, Permit Technician  
Project File