



May 23, 2024

Fieldstone Land Consultants
c/o: Mr. John Noonan
45 Roxbury St
Keene, NH 03431
jnoonan@fieldstonelandconsultants.com

RE: SPR-02-23, Modification #1 – Loading Docks for Contractor Bays – 0 Black Brook Rd

Dear Mr. Noonan,

We are in receipt of your request for administrative review for properties located at 0 Black Brook Rd (TMP#s 221-023-000 & 221-024-000), owned by New England Interconnect Systems Inc. The request is to amend the Major Site Plan application, SPR-02-23, for the construction of two buildings containing a total of 34 contractor bays. This application received final approval from the Planning Board in September 2023 and is proposed to be amended as follows:

1. Construct a loading dock along the rear (east) façade of each contractor bay building.
2. Alter the layout of the parking lot and reduce the total number of parking spaces from 119 spaces to 101 spaces. A total of 72 parking spaces are required for the proposed use under the current zoning code.
3. Install a subsurface chamber system in the southeastern corner of the parking lot to handle stormwater runoff in place of the stormwater management area previously approved.

All as presented in the plan set identified as, "All Purpose Keene Business Park, Light Industrial Facility" prepared by Fieldstone Land Consultants at a scale of 1 inch = 50 feet on January 20, 2023 and last revised on April 18, 2024, and in the application and supporting materials submitted to the Community Development Department on April 19, 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: Jeremiah Boucher, Patriot Holdings LLC
Jesse Rounds, Community Development Director
Arelis Quinones, Assessing Department
Don Lussier, City Engineer
Bob Burns, Permit Technician
Project File