



# City of Keene

New Hampshire

May 9, 2023

Podunk Productions, LLC  
c/o: Mr. Jared Goodell  
PO Box 305  
Keene, NH 03431  
[j.goodell@me.com](mailto:j.goodell@me.com)

**Re: SPR-12-18, Modification #1 – Restaurant & Night Club – 160 Emerald St**

Dear Mr. Goodell,

We are in receipt of your request for administrative review for property located at 160 Emerald St (TMP #583-034-000), owned by Toby Tousley. The request is to convert ~7,000 sf of the existing 95,656 sf building into a restaurant and night club with a total of 128 seats that will be open daily from 4:00 pm – 1:00 am. The space where the restaurant/night club will be located was previously occupied by three different uses including an athletic club, warehouse space, and a variety store. Based on the traffic memo that was prepared by Stephen G. Pernaw on May 3, 2023, this new proposed use is expected to generate approximately 98 additional daily trips and 8 additional PM peak hour trips than the previous uses of the space. This memo states “the daily and peak hour traffic increases associated with the proposed 128-seat restaurant will not significantly diminish the capacity or safety of nearby intersections along Emerald Street.” There are no changes proposed to the building exterior or site as part of this project.

All as presented in the application and supporting materials submitted to the Community Development Department on May 3, 2023.

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,

Mari Brunner,  
Senior Planner

cc: Toby Tousley, Property Owner  
Arelis Quinones, Assessing Department  
Don Lussier, City Engineer  
Bob Burns, Permit Technician  
Project File