



September 8, 2023

Lignin Group, LLC
c/o: Ms. Hilary Harris
310 Marlboro St
Keene, NH 03431
hilary@ligningrp.com

RE: SPR-870, Modification #2A – Apartment Design & Site Modifications – 310 Marlboro St

Dear Ms. Harris,

We are in receipt of your request for administrative review for property located 310 Marlboro St (TMP #595-001-000), owned by 310 Marlboro St. LLC. The request is as follows:

1. Make minor modifications to the proposed building design by altering the size and spacing of windows around the building, resizing and relocating the proposed stair towers along the east and west building facades, and changing the design of the edge of the roof from a sawtooth detail to a flat edge along the east and west building facades.
2. Make minor modifications to the layout of parking spaces around the perimeter of the building.
3. Reduce the number of proposed parking spaces from 145 total spaces to 139 total spaces. The Community Development Director has determined that this number of parking spaces will meet the minimum parking requirements and uphold the 49% parking reduction special exception that was granted by the ZBA in September 2022.
4. Install rooftop units measuring ~21" tall on the center of the roof that will be set back ~18' from the edge of the roof and screened by a parapet.

All as presented in the plan set identified as, "310 Marlboro Street LLC, 310 Marlboro Street, Keene, NH 03431" prepared by DB Landscaping LLC at a scale of 1 inch = 30 feet on February 22, 2023; in the elevations identified as "310 Marlboro Street Keene, NH 03431" prepared by Banwell Architects at a scale of 1/8 inch = 1 foot on April 28, 2023; and in the application and supporting materials submitted to the Community Development Department on August 28, 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,



Megan Fortson
Planning Technician

cc: Randall Walter, 310 Marlboro St. LLC
Jesse Rounds, Community Development Director
Arelis Quinones, Assessing Department
Don Lussier, City Engineer
Bob Burns, Permit Technician
Project File