



City of Keene

New Hampshire

May 12, 2023

Brady Sullivan Keene Properties, LLC
c/o: Mr. Ben Kelley
670 North Commercial St
Manchester, NH 03101
bkelly@bradysullivan.com

Re: SPR-972, Mod. #10 – Former Colony Mill Casino Exterior Building & Site Modifications – 210-222 West St

Dear Mr. Kelley,

We are in receipt of your request for administrative review for property located at 210-222 West St (TMP #576-009-000), owned by Brady Sullivan Keene Properties LLC. The request is as follows:

1. Install a total of six new vent grilles and one new exhaust vent that will be painted to match the existing brick in various locations along the west, south, and east building facades.
2. Replace four existing egress doors – two along the north façade and two along the west façade – with new glass entry doors with a bronze finish.
3. Install a new electric meter bank measuring 66” wide by 64” tall along the southern portion of the west building façade. This equipment will be screened by three new arborvitae that will measure 5-6’ tall at planting and will grow to be 12-15’ tall and 3-4’ wide once they reach maturity.
4. Repair and repoint damaged masonry near the southwestern corner of the building to match the existing masonry.
5. Install new storefront windows on the bottom half of the atrium in the eastern portion of the building. New window glazing will be installed where existing glazing has failed in the atrium and skylight.
6. Reconfigure the arched portion of an existing window at the western corner of the north façade to make it an egress window.
7. Install five new mini-splits around the perimeter of the building – one along the west façade and four along the south façade. Three of the units will be screened by existing landscaping and two of the units will be installed within the existing fenced-in enclosure near the southeastern corner of the building.
8. Replace the existing stockade fence enclosure at the southeastern corner of the building with a new 6’ tall white vinyl fence enclosure of the same size.
9. Install a transformer near the southwestern corner of the building that will be screened by existing landscaping on the east and west sides and three new arborvitae to the south. Two bollards painted black will be installed to the south of the transformer to protect it from vehicular traffic.

All as presented in the plan identified as “Proposed Site Plan” prepared by Brady Sullivan Properties at a scale of 1 inch = 20 feet on April 13, 2023 and last revised on May 1, 2023, the building elevations identified as “Proposed Elevations” prepared by Brady Sullivan properties at a scale of 1/8 inch – 1 inch on May 26, 2022 and last revised on March 22, 2023, and in the application and supporting materials submitted to the Community Development Department on April 19, 2023.



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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: Marissa Urquhart, Brady Sullivan Properties
Jesse Rounds, Community Development Director
Arelis Quinones, Assessing Department
Don Lussier, City Engineer
Bob Burns, Permit Technician
Project File