



City of Keene Minor Project Review Committee

Pre-submission Meeting

AGENDA

Thursday, July 6, 2023 9:00 AM City Hall, 2nd Floor Conference Room

I. **Call to Order** – Roll Call

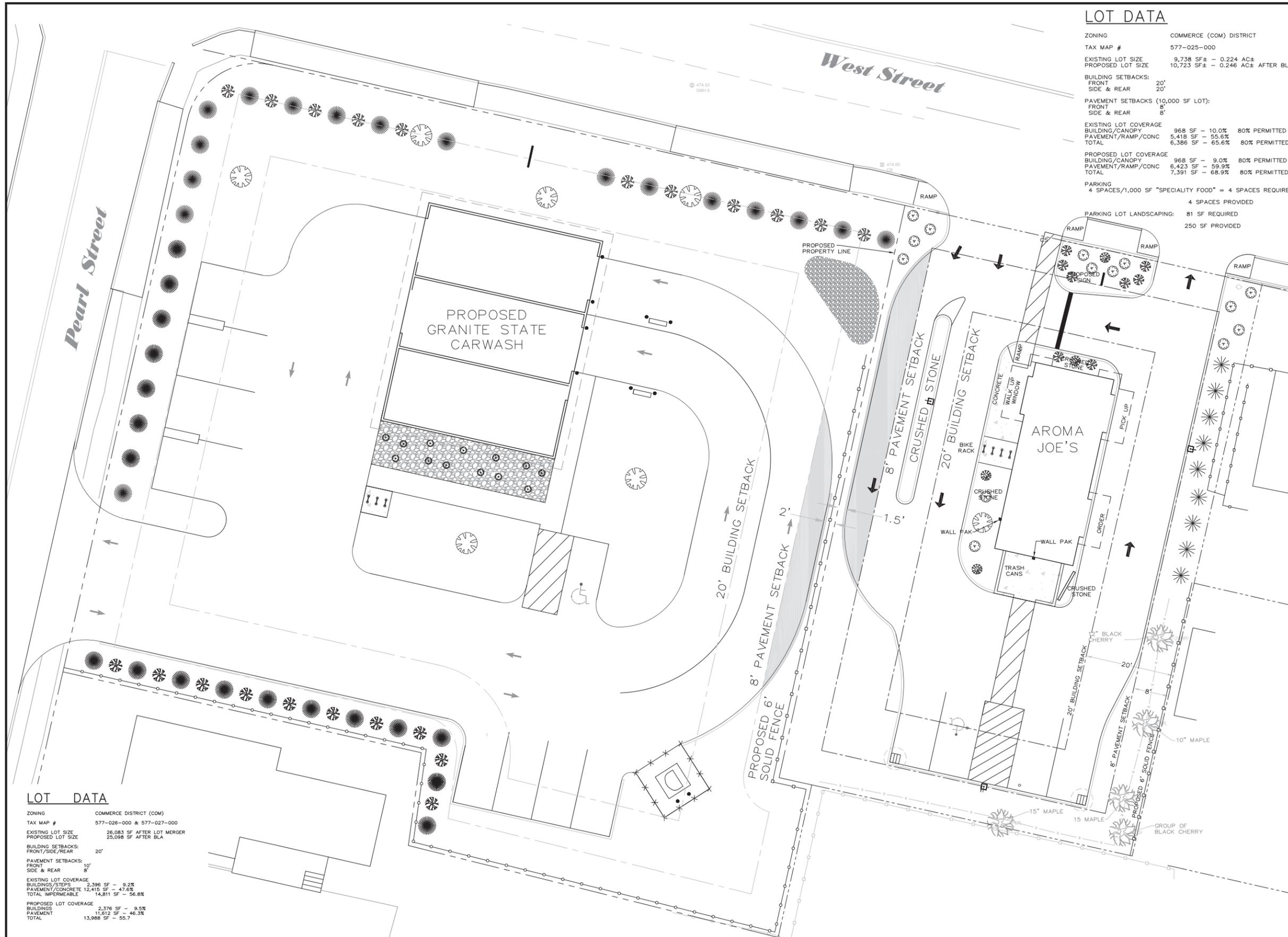
II. **Scheduled Pre-submission Inquiries**

- a. **Conceptual Site Plan & Boundary Line Adjustment** – The parcel at 364 West St (TMP #577-026-000) is 0.48 ac in size and the parcel at 12 Pearl St (TMP #577-027-000) is 0.13 ac in size. Both parcels are owned by A&B LLC and are located in the Commerce District.

III. **Walk-in Pre-submission Inquiries**

IV. **Upcoming Meeting Dates**

- Pre-submission Meeting – August 3, 2023 at 9:00 am
- 1st Monthly MPRC Meeting – August 3, 2023 at 10:00 am
- 2nd Monthly MPRC Meeting – August 17, 2023 at 10:00 am (*If needed*)



LOT DATA

ZONING	COMMERCE (COM) DISTRICT
TAX MAP #	577-025-000
EXISTING LOT SIZE	9,738 SF ± - 0.224 AC ±
PROPOSED LOT SIZE	10,723 SF ± - 0.246 AC ± AFTER BLA
BUILDING SETBACKS:	
FRONT	20'
SIDE & REAR	20'
PAVEMENT SETBACKS (10,000 SF LOT):	
FRONT	8'
SIDE & REAR	8'
EXISTING LOT COVERAGE	
BUILDING/CANOPY	968 SF - 10.0% 80% PERMITTED
PAVEMENT/RAMP/CONC	5,418 SF - 55.6% 80% PERMITTED
TOTAL	6,386 SF - 65.6%
PROPOSED LOT COVERAGE	
BUILDING/CANOPY	968 SF - 9.0% 80% PERMITTED
PAVEMENT/RAMP/CONC	6,423 SF - 59.9%
TOTAL	7,391 SF - 68.9%
PARKING	
4 SPACES/1,000 SF "SPECIALITY FOOD" = 4 SPACES REQUIRED	
	4 SPACES PROVIDED
PARKING LOT LANDSCAPING:	
	81 SF REQUIRED
	250 SF PROVIDED

REVISIONS:

ENGINEER:
SVE
 Engineering
 Planning
 Landscape Architecture
 Surveying
 SVE Associates
 P.O. Box 1818
 439 West River Road
 Brattleboro, VT 05302
 T 802.257.0561
 F 802.257.0721
 www.sveassoc.com

OWNERS:
 348 WEST STREET
 WEST STREET
 AJ'S LLC
 364 WEST STREET
 A&B LLC
 9 WHITE PINE WAY
 BERWICK, ME 03906

PLANNER:
Brickstone
 Land Use Consultants, LLC
 Site Planning, Permitting and Development Consulting
 185 Winchester Street, Keene, NH 03431
 Phone: (603) 357-0116

AROMA JOE'S
 348 WEST STREET
 KEENE, NH

SITE PLAN

SCALE: 1"=20'

DATE: JUNE 15, 2023

SHEET ZBA 1

LOT DATA

ZONING	COMMERCE DISTRICT (COM)
TAX MAP #	577-026-000 & 577-027-000
EXISTING LOT SIZE	26,083 SF AFTER LOT MERGER
PROPOSED LOT SIZE	25,098 SF AFTER BLA
BUILDING SETBACKS:	
FRONT/SIDE/REAR	20'
PAVEMENT SETBACKS:	
FRONT	10'
SIDE & REAR	8'
EXISTING LOT COVERAGE	
BUILDINGS/STEPS	2,396 SF - 9.2%
PAVEMENT/CONCRETE	12,419 SF - 47.6%
TOTAL IMPERMEABLE	14,811 SF - 56.8%
PROPOSED LOT COVERAGE	
BUILDINGS	2,376 SF - 9.5%
PAVEMENT	11,612 SF - 46.3%
TOTAL	13,988 SF - 55.7%