



City of Keene Minor Project Review Committee

Pre-submission Meeting

AGENDA - AMENDED

Thursday, August 3, 2023 9:00 AM City Hall, 2nd Floor Conference Room

I. **Call to Order** – Roll Call

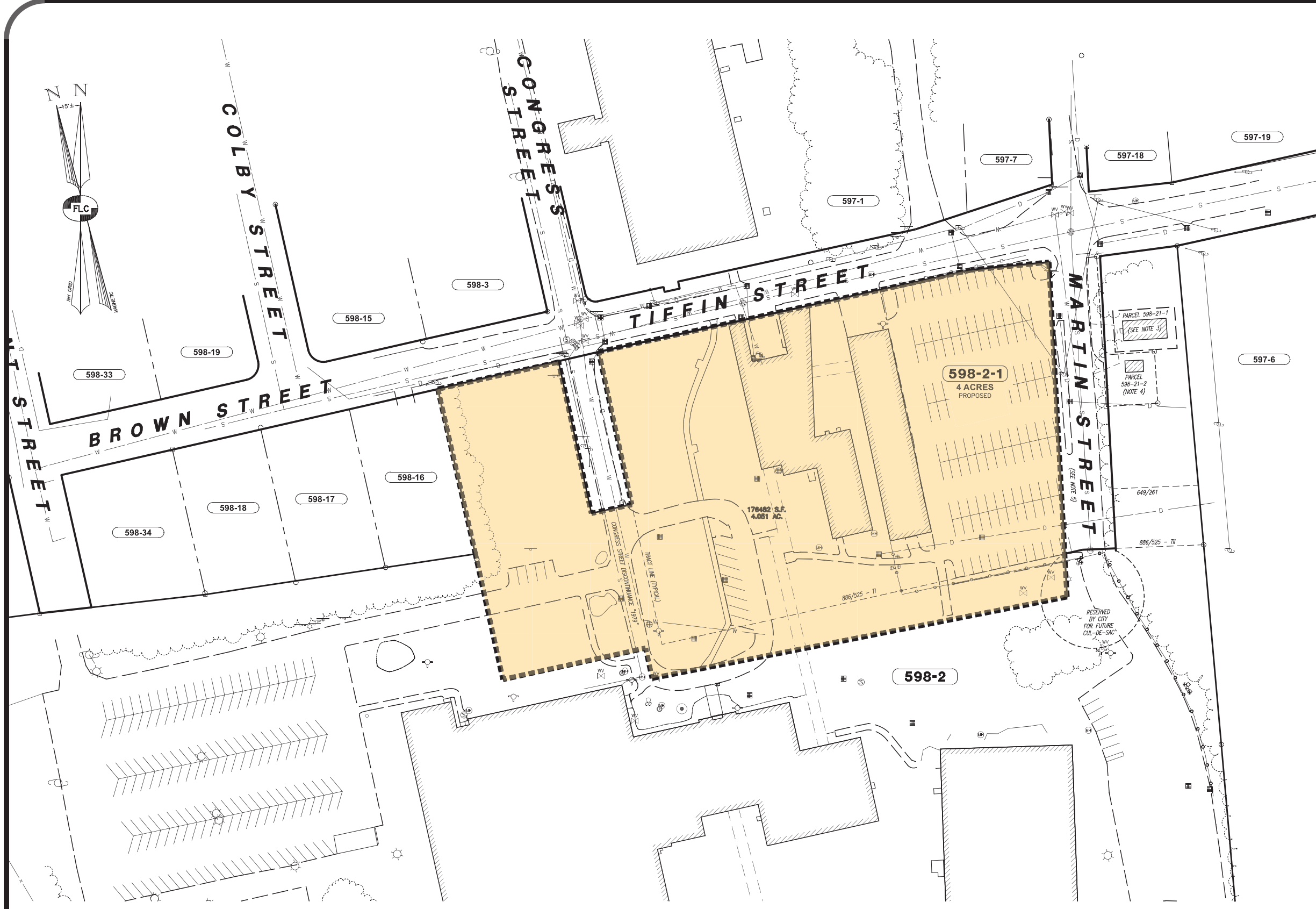
II. **Scheduled Pre-submission Inquiries**

- a. **Conceptual Subdivision** – The 31-ac parcel at 150 Congress St (TMP #598-002-000) is owned by Markem Corp and is located in the Industrial Park District.
- b. **Conceptual Subdivision** – The 5.76-ac parcel at 800 Park Ave (TMP #227-002-000) is owned by Carlisle Park Avenue LLC and is located in the Commerce District.

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

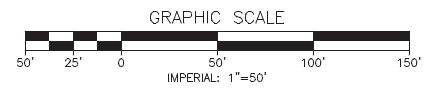
IV. **Upcoming Meeting Dates**

- Pre-submission Meeting – September 7, 2023 at 9:00 am
- 1st Monthly MPRC Meeting – September 7, 2023 at 10:00 am
- 2nd Monthly MPRC Meeting – September 21, 2023 at 10:00 am (*If needed*)



- NOTES:**
1. THE CURRENT OWNER OF TAX MAP 598 LOT 2 IS MARKEM-IMAGE CORPORATION (F.K.A. MARKEM CORPORATION, F.K.A. MARKEM MACHINE COMPANY) 150 CONGRESS STREET, KEENE, NH 03431. SEE C.C.R.D. BK. 886 PG. 525 DATED 7/15/1974, BK. 878 PG. 336 DATED 1/18/1974 AND BK. 776 PG. 189 DATED 12/29/1967.
 2. THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE EXISTING CONDITIONS FOR A PORTION OF TAX MAP 598 LOT 2 WHERE A SUBDIVISION IS ANTICIPATED.
 3. PARCEL 598-21-1 IS AFFILIATED WITH THE AMALGAMATED SQUASH, CHOWDER AND DEVELOPMENT CORPORATION. IN 1976 WHEN THE FORMER LOCATION ON WEST STREET WAS SOLD, THE BUILDING WAS MOVED TO THIS LOCATION. NO DEED WAS RECOVERED BY THIS OFFICE FOR THE CURRENT BUILDING LOCATION. C.C.R.D. PLAN C11-D07-0506 NOTES THIS SPACE TO BE A 40' X 60' LEASE AREA.
 4. A PORTION OF THE SUBJECT PREMISES (NOTED TO BE PARCEL 598-21-2) IS AN EASEMENT AREA CONVEYED TO NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY (SEE C.C.R.D. BK. 1505 PG. 780 & PLAN C11-D07-0506). THIS EASEMENT AREA DOES NOT TAKE INTO ACCOUNT A NEW LAYOUT FOR MARTIN STREET AND PORTIONS OF THIS EASEMENT LYE WITHIN THE MARTIN STREET RIGHT OF WAY.
 5. MARTIN STREET WAS ORIGINALLY LAID OUT ON JULY 2, 1916 IN VOL. 4, PG. 327 (35' WIDE). A PORTION WAS DISCONTINUED IN 1922 (SEE CITY REPORT PG. 70). IT WAS THEN EXTENDED TO TIFFIN ST., OCT. 22, 1937 IN VOL. 6 PG. 118-121 (35' WIDE). A FURTHER EXTENSION BY RESOLUTION #43, FEB. 20, 1958. SEE RETURN OF LAYOUT (50' X 284') AND RESOLUTION #38 FEB. 20, 1958 (50' CUL-DE-SAC).
 6. A PORTION OF CONGRESS STREET RELATIVE TO THE SUBJECT PROPERTY WAS DISCONTINUED MAY 3, 1979. SEE RESOLUTION #R-79-30.
 7. TAX MAP 598 LOT 2 IS SUBJECT TO A RIGHT OF WAY AND EASEMENT RELATIVE TO DRAINAGE. SEE C.C.R.D. BK. 674 PG. 126 DATED 8/29/1960 FOR FURTHER DESCRIPTION.
 8. TAX MAP 598 LOT 2 MAY BE SUBJECT TO OTHER EASEMENTS OR RIGHTS NOT NOTED OR SHOWN ON THIS PLAN.
 9. PARCEL IS ZONED INDUSTRIAL PARK. MINIMUM REQUIREMENTS INCLUDE 4 ACRES OF AREA AND 50 FT. OF FRONTAGE. MINIMUM SETBACKS INCLUDE 50 FT. FRONT, 30 FT. SIDE AND 50 FT. REAR.

PRELIMINARY PLAN



REV.	DATE	DESCRIPTION	C/O	DR	CK

SUBDIVISION CONCEPT OPTION 1
TAX MAP 598 LOT 2
(150 CONGRESS STREET)
KEENE, NEW HAMPSHIRE
 LAND OF:
MARKEM-IMAGE CORPORATION
 150 CONGRESS STREET, KEENE, NH 03431

SCALE: 1" = 50' JUNE 1, 2023

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Millford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

APPROVED BY THE
KEENE PLANNING BOARD

DATE: -----

CHAIRMAN: -----

SECRETARY: -----

TAX MAP 227-003-000-000-000
C&S WHOLESALE GROCERS INC
7 CORPORATE DRIVE
KEENE, NH 03431-5042
2662/791

TAX MAP 227-004-000-000-000
PRINCETON KEENE TWO LLC
C/O PRINCETON PROPERTIES
MANAGEMENT, INC
1115 WESTFORD STREET
LOWELL, MA 01851
3127/958

TAX MAP 227-005-000-000-000
CHESHIRE FAMILY FUNERAL HOME INC.
PO BOX 19
SWANZEY, NH 03469
2657/403

TAX MAP 523-046-000-000-000
KATHRYN ANNE WILSON
23 MAPLE AVENUE
KEENE, NH 03431
3226/1009

TAX MAP 523-0049-000-000-000
MICHAEL BARRETT & JENNIFER MARIE HUMPHREY
93 SUMMIT ROAD
KEENE, NH 03431-1543
3043/1086

TAX MAP 523-001-000-000-000
CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS
50 E. NORTH TEMPLE ST. RM 2225
TAX DIVISION 22ND FL
SALT LAKE CITY, UT 84150-0022
661/327

TAX MAP 526-030-000-000-000
PRINCETON KEENE LLC
1115 WESTFORD STREET
LOWELL, MA 01851
1861/138

TAX MAP 227-024-000-000-000
KEENE CHURCH OF THE NAZARENE
55 MAPLE AVENUE
KEENE, NH 03431
1165/289

TAX MAP 227-025-000-000-000
NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LLC
770NELM STREET
MANCHESTER, NH 03101
2500/700

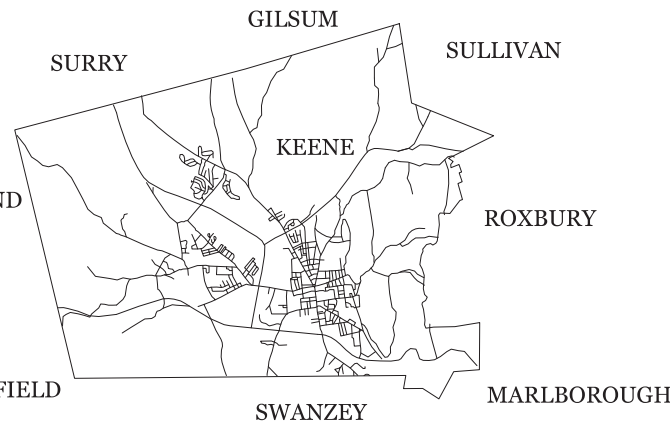
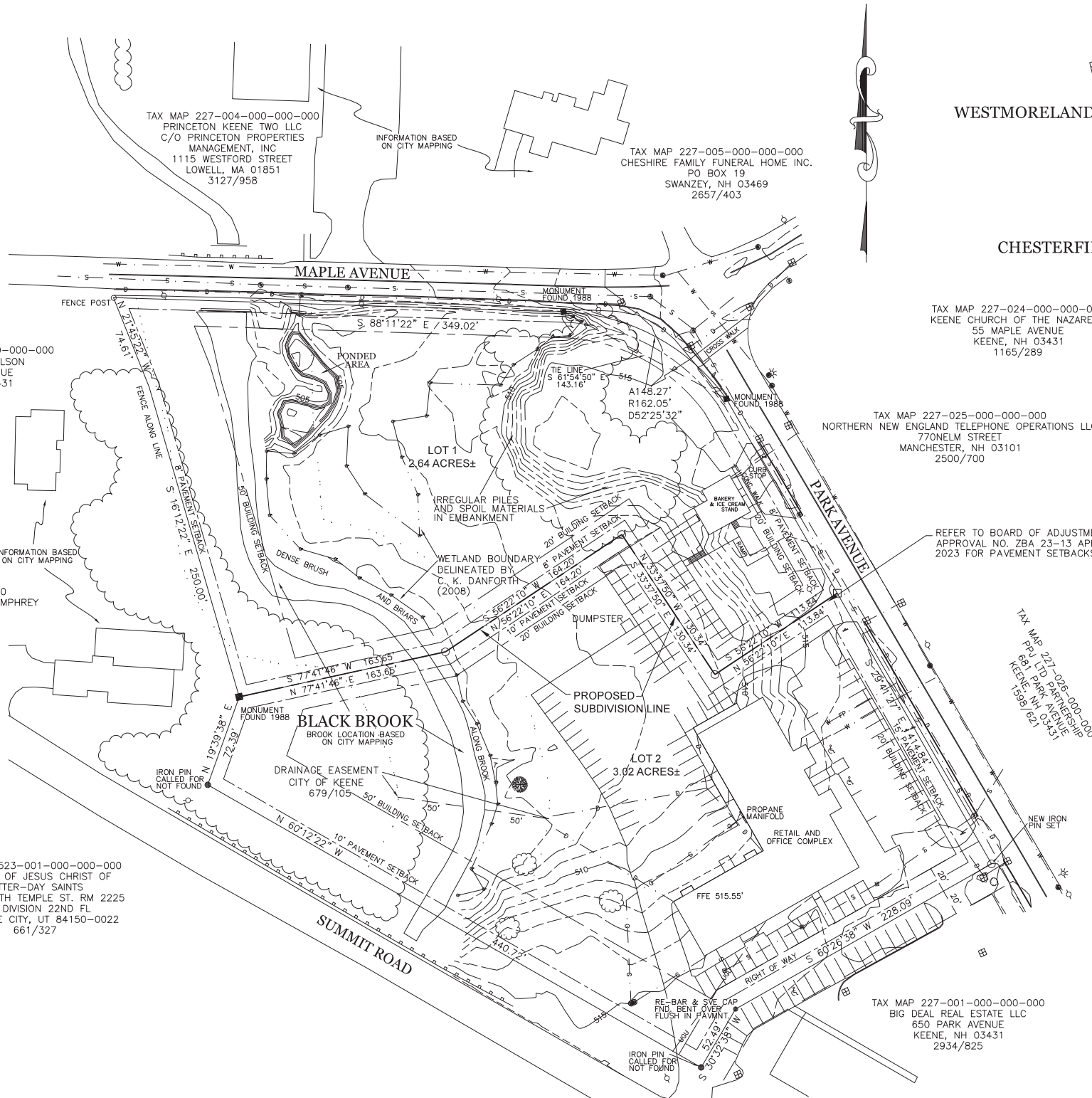
REFER TO BOARD OF ADJUSTMENT
APPROVAL NO. ZBA 23-13 APRIL 3,
2023 FOR PAVEMENT SETBACKS

TAX MAP 227-026-000-000-000
PP LTD PARTNERSHIP
691 PARK AVENUE
KEENE, NH 03431
1586/621

TAX MAP 227-001-000-000-000
BIG DEAL REAL ESTATE LLC
650 PARK AVENUE
KEENE, NH 03431
2934/825

LEGEND

- ◊ WETLANDS FLAG
- x SPOT ELEVATION
- * FIRE HYDRANT
- ↑ SIGN
- ⊙ GATE VALVE
- ⊘ CURB STOP
- ⊙ UTILITY POLE
- PK NAIL SET
- ⊙ IRON PIN FOUND
- ⊙ MANHOLE
- ⊙ STORM WATER MANHOLE
- ⊙ CATCH BASIN
- ⊙ GUY WIRE
- ⊙ PINE TREES
- ⊙ TREES
- CURB
- WOOD POST FENCE
- GAS LINE
- TREE LINE
- GUARDRAIL
- ADA PARKING SPACE
- UNDERGROUND UTILITIES
- OVERHEAD WIRES
- WATER LINES
- SEWER LINES
- DRAINAGE LINES



NOTES

1. BEARINGS ARE BASED ON A 2008 MAGNETIC OBSERVATION.
2. PLAN REFERENCES:
A. SITE PLAN, PREPARED BY D. A. M. ASSOCIATES DATED MARCH 27, 1989.
B. CITY OF KEENE GIS UTILITY PLAN AS PROVIDED.
3. ASSESSOR INFORMATION AS PROVIDED BY THE CITY:
TAX MAP 227-002-000-000-000
D-L-C SPOFFORD LLC
C/O LYNN THOMAS
146 S SEAWALLS POINT ROAD
STUART, FL 34996
3013/156
TRACT #5
4. CONTOURS ARE BASED ON 1929 DATUM AND IS BASED ON BENCHMARK DATA PROVIDED BY THE CITY OF KEENE.
5. ZONING DISTRICT: COMMERCE
6. THE RIGHT OF WAY OF THE RESPECTIVE HIGHWAYS ARE BASED ON THE PLAN REFERENCED ABOVE AND ARE SUBJECT TO AND BENEFITTED BY THE LAYOUT.
7. MUCH OF THE ORIGINAL BOUNDARY MONUMENTATION HAS BEEN LOST OR OBLITERATED BY CONSTRUCTION OR OTHER ACTIVITIES. IT IS RECOMMENDED THAT ADDITIONAL SURVEY WORK BE PERFORMED TO FACILITATE THE REPLACEMENT OF MISSING BOUNDARY CORNERS.
8. LOT ACREAGE: 5.66 ACRES, 246502 SQ.FT.±
9. SUBSURFACE UTILITIES ARE BASED ON THE PLANS REFERENCED IN NOTE #2 ABOVE.

DRAFT 7-14-2023
SUBDIVISION PLAN
PREPARED FOR
DON CARLISLE
LAND OF
D-L-C SPOFFORD LLC
SUMMITT ROAD, PARK AVENUE &
MAPLE AVENUE
CITY OF KEENE
COUNTY OF CHESHIRE
STATE OF NEW HAMPSHIRE
SCALE: 1 INCH = 50 FEET
JULY 14, 2023

THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION RANDOM OFFSET CONTROL TRAVERSE. THIS IS A RURAL STANDARD PROPERTY SURVEY. DIMENSIONS SHOWN HEREON ARE SUBJECT TO THE CLOSURE WITH RESPECT TO THE SURVEY CLASSIFICATION. THIS SURVEY AND PLAT ARE INVALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL. THIS SURVEY AND PLAT ARE SUBJECT TO ANY ITEMS THAT A TRUE AND ACCURATE TITLE ABSTRACT AND OPINION MAY REVEAL. CONSULT LEGAL COUNSEL FOR ALL MATTERS REGARDING TITLE.

DAVID A. MANN LLS 641

DAVID A. MANN, LAND SURVEYOR
40 GULF ROAD
CHESTERFIELD, N.H. 03443
603 903 7259
REVISION BLOCK: