



MINOR PROJECT REVIEW COMMITTEE  
Council Chambers, Keene City Hall  
APRIL 6, 2023  
10:00 AM

**BOARD ACTIONS**

I. **Minutes of Previous Meetings** – March 16, 2023

**Board Action:** *Voted unanimously to approve the minutes as presented.*

I. **Extension Request**

- a. **SPR-06-19, Modification #1 – Site Plan – 20 Manchester St** - Applicant and owner 560 Main Street LLC, proposes to lease a portion of the Froling site at 20 Manchester St (TMP #114-012-000) to Phil's Tree Service for equipment and truck storage, create a second open yard rental space, construct an addition ~3,750 sf in size to an already approved 10,000 sf building, and make minor modifications to the landscaping and parking. The property is 9.88 ac and is located in the Industrial District.

**Board Action on Site Plan Application:** *Voted unanimously to approve SPR-06-19, Modification #1 for the creation of two open yard rental spaces and minor site modifications on the Froling property at 20 Manchester St (TMP #114-012-000), as shown on the plan set identified as "560 Main Street, LLC, 560 Main Street, Keene, New Hampshire" prepared by SVE Associates at varying scales on September 20, 2019 and last revised on March 17, 2023, with the following conditions subsequent to final approval:*

- 1. The property owner's signature appears on the title page and the overall site plan on Sheet C-1 of the plan set.*
- 2. Submittal of a revised site plan showing the location where Phil's Tree Service will be operating on the site and the location of the snow storage areas on the site.*
- 3. Submittal of updated utility plans showing the location of the utilities on the site.*
- 4. Submittal of a Floodplain Development Permit.*