



City of Keene Minor Project Review Committee

Pre-submission Meeting

AGENDA

Thursday, March 7, 2024 9:00 AM City Hall, 2nd Floor Conference Room

I. **Call to Order** – Roll Call

II. **Scheduled Pre-submission Inquiries**

- a. **Conceptual Site Plan Application** – The 53-ac parcel at 183 Arch St (TMP #107-001-000) is owned by the Florenz Family Revocable Trust and is located in the Agricultural District.
- b. **Conceptual Projects** – Chad Branon from Fieldstone Land Consultants will be present to discuss a few different conceptual projects with City Staff.

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

IV. **Upcoming Meeting Dates**

- Pre-submission Meeting – April 4, 2024 at 9:00 am
- 1st Monthly MPRC Meeting – April 4, 2024 at 10:00 am
- 2nd Monthly MPRC Meeting – April 18, 2024 at 10:00 am (*If needed*)

Don Scott LA Design
Landscape Architect

Box 45 Harrisville, NH 03450

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PERMIT PLAN NARRATIVE

FEB. 29, 2024

Mark + Alona Florenz -ARCHWAY FARM
183 Arch Street Keene, NH 03431
Phone: 603-352-3198 mark.florenz@gmail.com

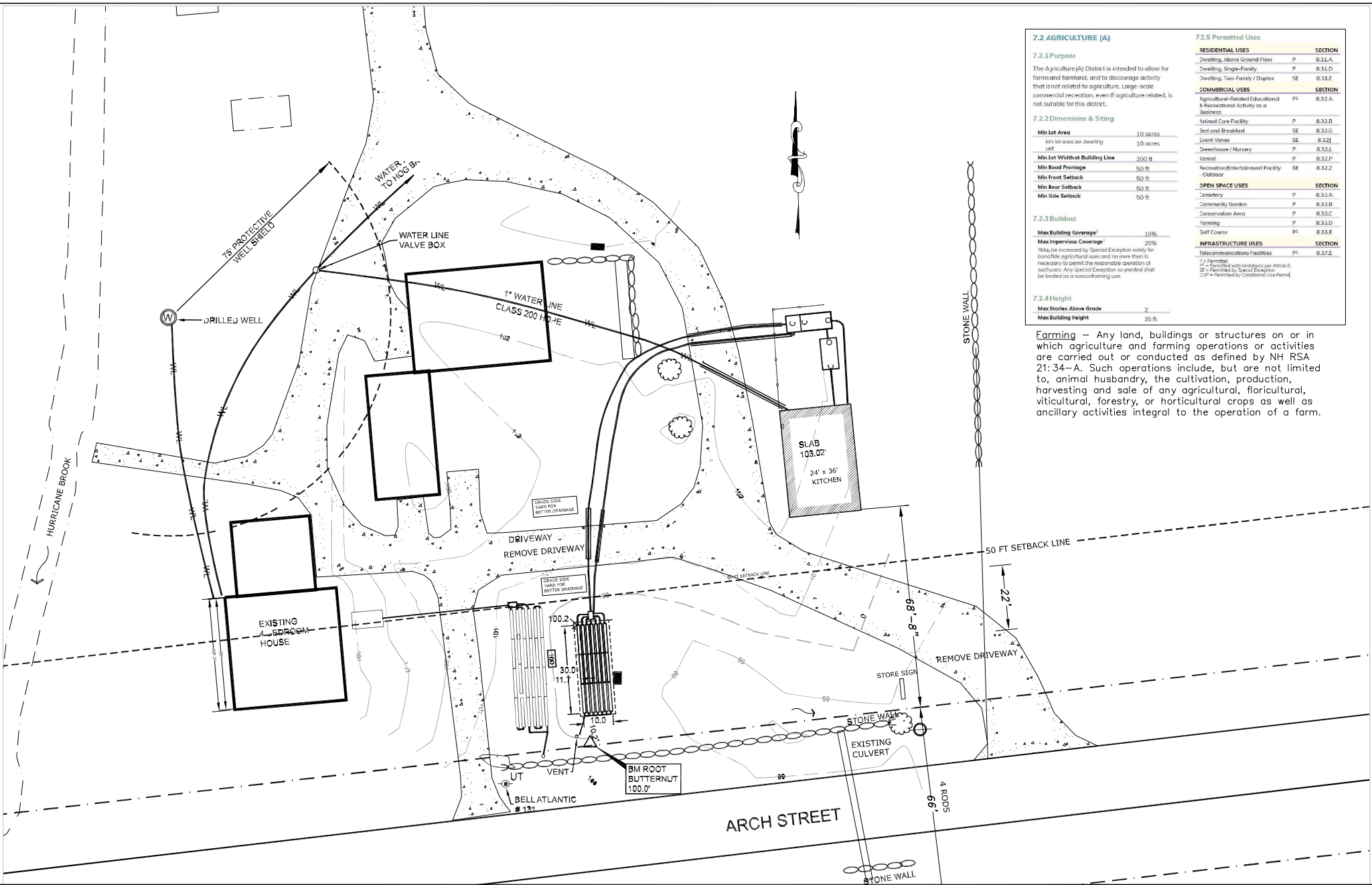
Re: Site Development Plan- MAP 107, LOT 001 , 52.71 AC

1. Relocate the second driveway to line up with the drive leading to the back of the lot, to be 24 ft wide.
2. Add 8 parking spaces to the left of the new drive, starting at the 50 ft setback line, includes removing one apple tree.
3. Grade the area behind the new parking spaces to be a vegetated treatment swale leading down to a new culvert, 15" Pipe, under the new drive, and then create a bio-infiltration basin before the existing 15" pipe leading under Arch St.
4. Project is to build a new addition to the front of the existing Kitchen/Store building, to be 16' x 32', 512 SF, behind the 50 ft setback line.
5. Add two more parking spaces behind the existing Kitchen/Store building for staff.
6. Add a new driveway in front of the new addition with 3 new parking spaces, with two to be handi-cap dedicated spaces.
7. Add shrubs to the south and west sides of the new building and add one crab apple tree in front of the west parking area.
8. Restore the areas of the removed driveway spaces to lawn.

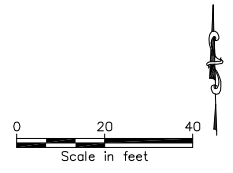
Sincerely, Don Scott, LA Design; RLA

7.2 AGRICULTURE (A)		7.2.5 Permitted Uses	
7.2.1 Purpose		RESIDENTIAL USES	
The Agriculture (A) District is intended to allow for farms and farming, and to discourage activity that is not related to agriculture. Large-scale commercial recreation, even if agriculture related, is not suitable for this district.		Dwelling, Above Ground Floor	P 8.31.A
7.2.2 Dimensions & Siting		Dwelling, Single-Family	P 8.31.D
Min Lot Area	10 acres	Dwelling, Two-Family / Duplex	SE 8.31.E
Min lot area per dwelling unit	10 acres	COMMERCIAL USES	
Min Lot Width at Building Line	200 ft	Agriculture-Related Educational & Recreational Activity as a Business	P1 8.31.A
Min Roof Frontage	50 ft	Animal Care Facility	P 8.32.B
Min Front Setback	50 ft	Bed and Breakfast	SE 8.32.G
Min Rear Setback	50 ft	Event Venue	SE 8.32.J
Min Side Setback	50 ft	Greenhouse / Nursery	P 8.32.L
7.2.3 Buildout		kennel	P 8.32.P
Max Building Coverage ¹	10%	Recreation/Entertainment Facility - Outdoor	SE 8.32.2
Max Impervious Coverage ²	20%	OPEN SPACE USES	
<small>¹ May be increased by Special Exception solely for bonafide agricultural uses and no more than is necessary to permit the reasonable operation of such uses. Any Special Exception so warranted shall be treated as a nonconforming use.</small>			
7.2.4 Height		Cemetery	P 8.33.A
Max Stories Above Grade	2	Community Garden	P 8.33.B
Max Building Height	35 ft	Conservation Area	P 8.33.C
		Farming	P 8.33.D
		Self Course	P1 8.33.E
		INFRASTRUCTURE USES	
		Telecommunications Facilities	P1 8.37.E

Farming - Any land, buildings or structures on or in which agriculture and farming operations or activities are carried out or conducted as defined by NH RSA 21:34-A. Such operations include, but are not limited to, animal husbandry, the cultivation, production, harvesting and sale of any agricultural, floricultural, viticultural, forestry, or horticultural crops as well as ancillary activities integral to the operation of a farm.



Prepared By:
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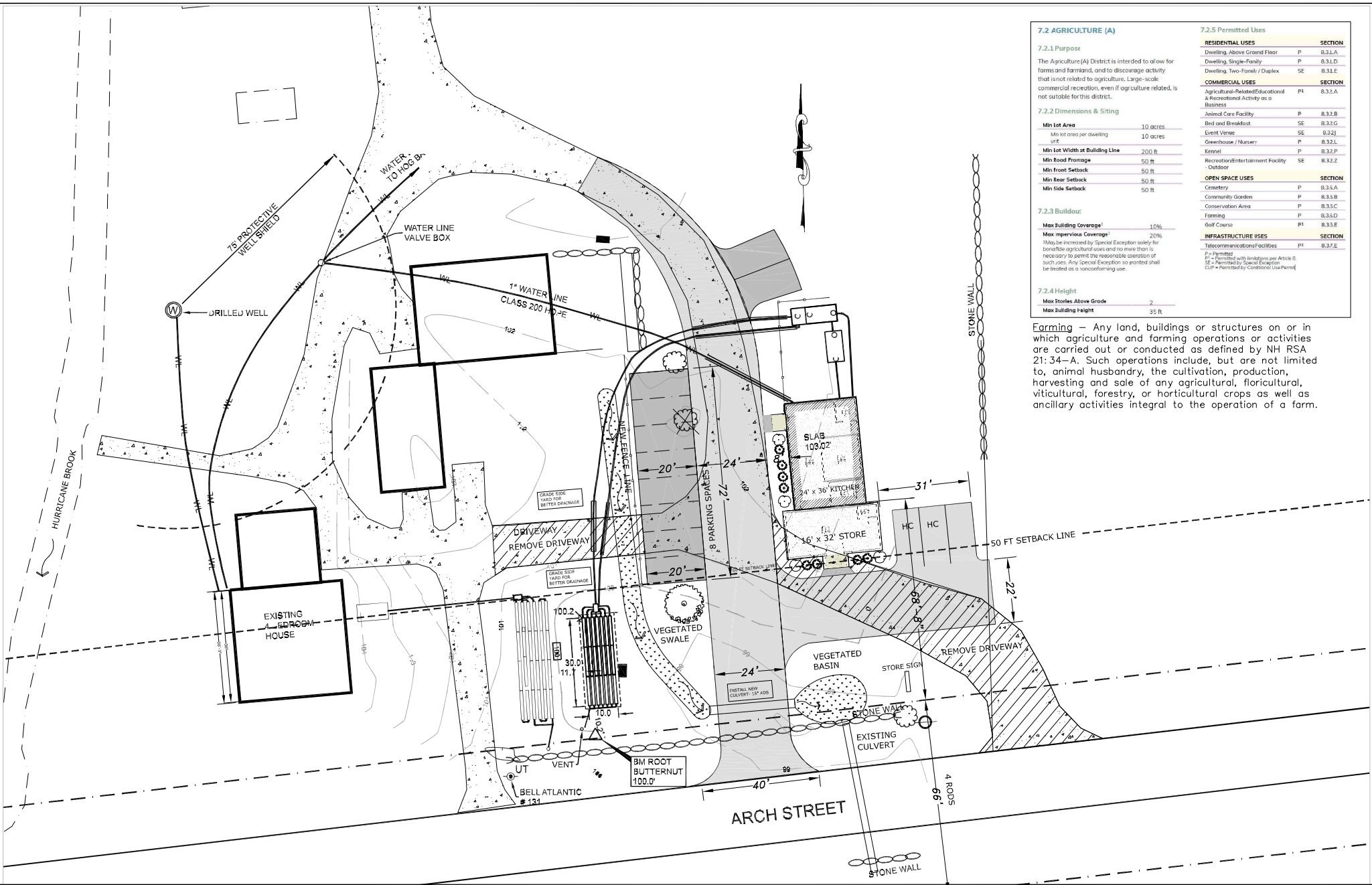


SITE PERMIT PLAN
EXISTING CONDITIONS
 SCALE : 1"=20 FT

Mark + Alona Florenz -ARCHWAY FARM
 183 Arch Street Keene, NH 03431
 Phone: 603-352-3198 mark.florenz@gmail.com
 MAP 107, LOT 001 , 52.71 AC
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7.2 AGRICULTURE (A)		7.2.5 Permitted Uses	
7.2.1 Purpose		RESIDENTIAL USES	
The Agriculture (A) District is intended to allow for farms and farmland, and to discourage activity that is not related to agriculture. Large-scale commercial recreation, even if agriculture related, is not suitable for this district.		Dwelling, Above Ground Floor	P 8.3.1.A
7.2.2 Dimensions & Siting		Dwelling, Single-Family	P 8.3.1.D
Min lot area	10 acres	Dwelling, Two-Family / Duplex	SE 8.3.1.E
Min lot area per dwelling unit	10 acres	COMMERCIAL USES	
Min lot width at Building Line	200 ft	Agricultural-Related/Educational & Recreational Activity as a Business	P1 8.3.2.A
Min Road Frontage	50 ft	Animal Care Facility	P 8.3.2.B
Min Front Setback	50 ft	Bed and Breakfast	SE 8.3.2.C
Min Rear Setback	50 ft	Event Venue	SE 8.3.2.I
Min Side Setback	50 ft	Greenhouse / Nursery	P 8.3.2.L
		Kennel	P 8.3.2.P
		Recreatory/Entertainment Facility - Outdoor	SE 8.3.2.Z
7.2.3 Building:		OPEN SPACE USES	
Max Building Coverage ¹	10%	Cemetery	P 8.3.3.A
Max Impervious Coverage ¹	20%	Community Garden	P 8.3.3.B
¹ May be increased by Special Exception solely for beneficial agricultural uses and no more than is necessary to permit the reasonable operation of such uses. Any Special Exception so granted shall be treated as a nonconforming use.		Conservation Area	P 8.3.3.C
		Farming	P 8.3.3.D
		Golf Course	P1 8.3.3.E
7.2.4 Height		INFRASTRUCTURE USES	
Max Stories Above Grade	2	Telecommunications Facilities	P1 8.3.7.E
Max Building Height	35 ft		

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SITE PERMIT PLAN
 SCALE : 1" = 20 FT

0 20 40
 Scale in feet

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 Phone: 603-352-3198 mark.florenz@gmail.com
 MAP 107, LOT 001 , 52.71 AC,
 ZONE- AGRICULTURAL
 FEB 28, 2024

