



September 17, 2025

Ms. Liza Sargent
SVE Associates
PO Box 1818
Brattleboro, VT 05302
lsargent@sveassoc.com

RE: PB-2024-15, Mod. #1 – Monadnock Conservancy Parking Lot Lighting – 0 Ashuelot St

Dear Ms. Sargent,

We are in receipt of your request for administrative review for the Monadnock Conservancy site at 0 Ashuelot St (TMP# 567-001-000), owned by JRR Properties LLC. The request is to modify the parking lot lighting associated with the Major Site Plan application PB-2024-15 by changing the parking lot light fixtures to Lumark Prevail Discrete LED Area/Site Luminaires. The new fixtures will have a color rendering index of 80 and a color temperature of 3,000K. The number, location, and 12' mounting height will remain the same. There are no changes proposed to the number or location of the bollard, canopy, or wall mounted lights approved as part of the original application.

All as presented in the plans identified as "Lighting Plan" and "Reduced Lighting Plan" prepared by SVE Associates at a scale of 1 inch = 10 feet on June 19, 2025 and last revised on September 14, 2025, and in the application and supporting materials submitted to the Community Development Department on September 5, 2025.

Application for Formal Site Plan review is not necessary. Your request is hereby administratively approved under Article 26.13 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 may require additional review under the Planning Board's Site Plan Regulations and that you may still need to apply for and receive any applicable building permits, if necessary.

In accordance with Section 27.5 of the City of Keene Land Development Code, any aggrieved party has the right to appeal this decision to the Keene Planning Board within 20 days of the date of decision.

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 Mari Brunner, Senior Planner, or myself at (603) 352-5440.

Sincerely,

Megan Fortson
Planner

cc: Tom Hanna, BCM Environmental & Land Law
Lacy Gillotti, Monadnock Conservancy
Mari Brunner, Senior Planner
Arelis Quinones, Assessing Department

Bryan Ruoff, City Engineer
Bob Burns, Permit Technician
Project File