



## **City of Keene Minor Project Review Committee**

### **Pre-submission Meeting**

#### **AGENDA**

**Thursday, October 2, 2025      9:00 AM      City Hall, 2<sup>nd</sup> Floor Conference Room**

**I. Call to Order – Roll Call**

**II. Scheduled Pre-submission Inquiries**

- a. Conceptual Planning Application** – The ~6.87-ac parcel located at 25 Production Ave (TMP# 110-007-000) is owned by Lida Realty LLC and is located in the Industrial District.
- b. Conceptual Planning Board Application** – The ~0.45-ac parcel located at 660 Main St (TMP# 120-005-000) is owned by Systo Properties LLC and is located in the Low Density District.

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

**IV. Upcoming Meeting Dates**

- Pre-submission Meeting – Thursday, October 30, 2025 at 9:00 am
- 1<sup>st</sup> Monthly MPRC Meeting – Thursday, November 6, 2025 at 10:00 am
- 2<sup>nd</sup> Monthly MPRC Meeting – Thursday, November 20, 2025 at 10:00 am (*If needed*)

**From:** [Tom Hancock](#)  
**To:** [Megan Fortson](#)  
**Subject:** Re: 25 Production Avenue - Initial inquiry for input on parking plan  
**Date:** Tuesday, September 16, 2025 8:54:31 AM  
**Attachments:** [image001.png](#)  
[C2\\_signature\\_codetwobensonwoodlogo\\_8bb827ff-24a7-46d9-b01a-5c6c1cd6ed36.png](#)  
[Bensonwood 25 Production Ave parking proposal.pdf](#)

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Good morning Megan,  
Please find attached the proposal for parking along the North side of the building.  
We are not adding parking, but are proposing to move 95% of the existing parking along the South side of the building to the North side.  
There will still be 4-5 spaces along the South side for visitor/vending parking.

Please feel free to reach out with any questions.

Thank you,  
Tom

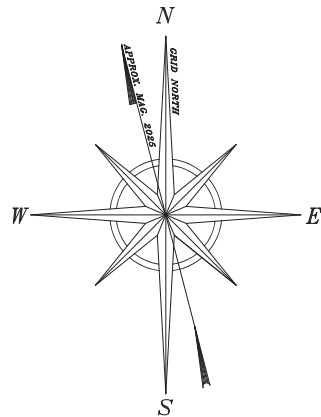


**Tom Hancock**  
Facilities Team Leader  
  
(603) 399-6122  
[www.bensonwood.com](http://www.bensonwood.com)

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CITY OF KEENE  
3 WASHINGTON ST  
KEENE, NH 03431  
PARCEL #242-007-000

BASE HILL COOPERATIVE INC.  
201 LOUDON RD  
CONCORD, NH 03301  
PARCEL #242-008-000

CITY OF KEENE  
3 WASHINGTON ST  
KEENE, NH 03431  
PARCEL #242-009-000

DBA EVERSOURCE ENERGY  
780 NORTH COMMERCIAL ST  
MANCHESTER, NH 03101  
PARCEL #242-001-000

580 MAIN STREET LLC  
PO BOX 177  
CHESTERFIELD, NH 03443  
PARCEL #110-005-000

CURRAN A. RANGER JR.  
117 WEST ST  
KEENE, NH 03431  
PARCEL #110-006-000

LIBERTY UTILITIES  
15 BUTTRICK RD  
LONDONDERRY, NH 03053  
PARCEL #116-039-000



~ LOCATION MAP ~

~ LEGEND ~

- PROPERTY LINE
- RIGHT OF WAY LINE
- OLD PROPERTY LINE
- IRON PIN FOUND
- 5/8" IRON ROD SET
- SEWER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- CHAIN LINK FENCE
- UTILITY POLE
- BROOK
- CONCRETE SURFACE
- WATER LINE
- SANITARY SEWER
- OVERHEAD WIRE
- DELINEATED WETLANDS

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

PLAN SHOWING SITE PLAN OF PROPERTY OF

**LIDA REALTY LLC**  
6 BLACKJACK CROSSING RD  
WALPOLE, NH 03608  
PARCEL #110-007-000

~ PRODUCTION AVENUE ~ KEENE, NEW HAMPSHIRE ~ CHESHIRE COUNTY ~

**DIBERNARDO ASSOCIATES, LLC**  
VT NH  
LICENSED LAND SURVEYORS

P.O. BOX 52  
BELLOWS FALLS, VT 05101  
802-463-3031 ~ 803-358-5509

DATE JULY 22, 2025 SCALE 1" = 50'  
DRAWN BY BG CK'D BY JAD  
SURVEYED BY BG  
DWG.NO. 3648

© COPYRIGHT 2025 DIBERNARDO ASSOCIATES, LLC.

~ NOTES ~

- METHOD OF SURVEY: LEICA TS16 TOTAL STATION.
- BEARINGS ARE REFERENCED TO NEW HAMPSHIRE GRID NORTH.
- DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
- THIS PLAN WAS PREPARED FOR THE SOLE USE OF LIDA REALTY LLC AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF SAID PARTIES AND DIBERNARDO ASSOCIATES, LLC.
- THE WETLANDS WERE DELINEATED BY AUDRA L. KLUMB, CWS #222 FROM A&D KLUMB ENVIRONMENTAL, LLC PO BOX 155 CANTERBURY, NH 03224(603-746-5065).
- THE UTILITY LINES SHOWN HEREON WERE TAKEN FROM THE CITY GIS AND HAVE NOT BEEN FIELD VERIFIED BY THIS FIRM. THE UTILITY STRUCTURES WERE LOCATED IN THE FIELD BY THIS FIRM.
- THE CONTOURS WERE TAKEN FROM THE STATE LIDAR FILES, THE CONTOURS WERE NOT FIELD VERIFIED BY THIS FIRM.

~ REFERENCE PLANS ~

- PLAN ENTITLED "SUBDIVISION OF LAND OWNED BY PRODUCTION REALTY AND FORMERLY LAND OWNED BY JOHN E. BUNCE AND CLIFFORD A. BAUER KEENE, NEW HAMPSHIRE", DATED SEPTEMBER, 1980, LAST REVISED APRIL 28, 1986, RECORDED IN CAB. 7 NO. 139, PREPARED BY ROY K. PIPER.

~ REFERENCE DEEDS ~

- QUITCLAIM DEED FROM MEDC PRODUCTION AVE, LLC TO LIDA REALTY LLC RECORDED IN BOOK 3278 PAGE 1175 ON JUNE 7, 2024.

JOSEPH A. DIBERNARDO, N.H. L.L.S. #963

DATE

~ CHAPTER 676:18 SECTION III CERTIFICATION ~  
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.