



10/30/25

World Energy Services
c/o Dominic Spinelli
11 Pleasant St
Worcester, MA 01609

RE: PB-2025-22 – Stonewall Farms Lighting Modifications, 242 & 243 Chesterfield Road

Dear Mr. Spinelli,

We are in receipt of your request for administrative review for the properties located at 242 and 243 Chesterfield Rd. (TMP#s 237-023-000 & 237-027-000), owned by Stonewall Farm. The request is to modify the outdoor lighting, as follows:

1. Replace two existing, 15-foot pole-mounted fixtures with LED light fixtures on a timed motion-sensor to illuminate the area between the main building and the parking lot at 242 Chesterfield Rd.
2. Replace two wall-mounted fixtures with LED light fixtures on either end of the dairy barn located at 243 Chesterfield Road.
3. All new light fixtures will be installed pointing directly downward to minimize glare and the adjustable CCT setting used will be 3,000K.

All as presented in the plan identified as Keystone Technologies Lighting Layout dated October 28, 2025, and prepared by Keystone Technologies, and in the application and supporting materials submitted to the Community Development Department on September 9, 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 me or Mari Brunner, Senior Planner at (603) 352-5440.

Sincerely,

Emily Duseau, Planning Technician

cc: Mari Brunner, Senior Planner
Arelis Quinones, Assessing Department
Bryan Ruoff, City Engineer
Bob Burns, Permit Technician
Project File