



City of Keene Zoning Board of Adjustment

AGENDA

Monday, June 1, 2026 6:30 p.m. City Hall, 2nd Floor Council Chambers

I. Roll Call

II. Minutes of the Previous Meeting: May 11, 2026

III. Hearings:

ZBA-26-5: Petitioner, JP Irving, LLC, of Concord, NH., requests a Variance, for property located at 59 Optical Ave., Tax Map # 241-006-000-000 and is in the Industrial Park District. The Petitioner is requesting a Variance to permit a space for dispatch, office, bus storage and routine maintenance where this use is not permitted, per Article 6.3.5 of the Zoning Regulations.

IV. Staff Updates:

V. New Business:

VI. Adjournment:

1 City of Keene

2 New Hampshire

3
4
5 **ZONING BOARD OF ADJUSTMENT**
6 **MEETING MINUTES**
7

Monday, May 11, 2026

6:30 PM

Council Chambers,
City Hall

Members Present:

Edward Guyot, Vice Chair
Tad Schrantz
Adam Burke
Stephen Buckley, Alternate
Michael Zoll, Alternate

Staff Present:

Evan Clements, Planner / Zoning Administrator

Members Not Present:

Richard Clough, Chair
Zach LeRoy

8
9
10 **1. Roll Call**

11
12 Vice Chair Guyot called the meeting to order at 6:30 PM and a roll call was taken. Stephen
13 Buckley and Michael Zoll were invited to join the session as voting members.

14
15 **2. Minutes of Previous Meeting: March 2, 2026**

16
17 A motion was made by Adam Burke to approve the March 2, 2026 meeting minutes. The motion
18 was seconded by Stephen Buckley and approved by unanimous roll call vote.
19 Tad Schrantz abstained from the vote as he was not present last month.

20
21 **3. Hearings:**

22
23 **ZBA-26-3: Petitioner, Matthew Keenan of Monadnock Habitat for Humanity,**
24 **requests a Variance, for property located at 0 Grove St., Tax Map # 585-057-000-**
25 **000 and is in the Residential Preservation District. The Petitioner is requesting a**
26 **Variance to permit encroachment of five feet into the rear setback, per Article 3.2.2**
27 **of the Zoning Regulations.**

28
29 Mr. Stephen Buckley addressed the Board and stated he had raised concern with staff on this
30 application. He did not believe it was necessary for the ZBA to grant the relief sought with this
31 application. In looking at Section 17 of the Ordinance, it is clear the Planning Board has the sole
32 authority to make decisions related to this use, including the fact that it does not have the

33 required lot area and other set back requirements, which are not being requested tonight. He
34 referred to Table 17-2, which states that a property use of this type; Cottage Court overlay zone
35 has no lot size requirements for front, rear and side setbacks. Mr. Buckley felt hence, it was
36 entirely within the domain of the Planning Board, to grant a conditional use permit, there is no
37 need for the ZBA to take any action.
38

39 Vice-Chair Guyot asked for staff input on this issue. Mr. Clements explained the intent of the
40 Cottage Court Ordinance was not to subvert the underlying zoning of every zoning residential
41 district in the City. The Table Mr. Buckley is referring to refers to an option to utilize the Cottage
42 Court to subdivide fee simple lots. The Cottage Court Subdivision is able to have lots with no
43 minimum lot size, reduced frontage etc. For standalone applications that are not subdividing
44 under cottage court, all the base zoning dimensional requirements still apply.
45

46 Mr. Buckley pointed out that Section 17.5.1 clearly indicates the projects can be subdivisions or
47 can be on single lots of land. He felt the purpose of the ordinance was to give the discretion
48 within the Planning Board to grant these approvals. It can be a development for multiple uses on
49 a single lot, such as a subdivision, site plan or on a single lot. The Table that would be applied
50 here calls for 8,000 square feet. He noted this lot does not have 8,000 square feet. It has
51 approximately 4,000 square feet, as well as an outbuilding with no set back and there is no
52 variance sought for that. He felt it was the intent of the ordinance for the Planning Board
53 to grant these dimensional reliefs.
54

55 Vice-Chair Guyot asked whether this lot was within the Cottage Court Overlay area. Mr. Evans
56 answered in the affirmative and went on to say the Residential Preservation District is a
57 residential zoning district. It has water and sewer. It is an existing legal, non-conforming use due
58 to its size. It is a lot of record that is buildable. The Table refers to the creation of new lots
59 utilizing the cottage court. It was not intended for existing lots of record to subvert the
60 dimensional requirements.
61

62 Regarding the outbuilding; every lot in the City is allowed one utility structure, 125 square feet
63 or less, which is exempt from the setback requirements. When the applicant came in for their
64 pre-submission meeting, their site plan was reviewed initially by staff, and this was something
65 they were directed to be able to do. Vice-Chair Guyot clarified that when the Cottage Court
66 Ordinance was adopted, new lots created versus existing lots seems to be the differentiating
67 factor. Mr. Clements agreed and added another example of this is in the Conservation Residential
68 Development subdivision. There is a data table in that part of the Planning Board regulations that
69 allows for the creation of smaller than traditionally allowed lots utilizing the cluster development
70 innovative land use control.
71

72 A motion was made by Stephen Buckley that the ZBA find that the request for relief is not
73 something that the ZBA should address, because the relief that is sought is entirely addressed
74 through the conditional use permit for the cottage court under Section 17 of the Keene Zoning
75 Ordinance.
76

77 The motion failed for lack of second.
78

79 Mr. Burke stated for clarification that his wife is a consultant for Habitat for Humanity. She does
80 fundraising, community outreach, and volunteer coordination.

81
82 Mr. Clements addressed the Board again and stated the subject parcel is an existing .11 acre lot
83 located on the southwestern corner of Water Street and Grove Street across from the Cityside
84 Apartments and Hundred Nights Shelter. The parcel is a former parking lot with approximately
85 95% impervious surface coverage, previously owned by the City of Keene. The property was the
86 subject of a Request for Purchase (RFP) put out by the City to develop housing on the property.
87 An agreement was made with Monadnock Habitat for Humanity to purchase the property and
88 construct a two-family residence on the lot utilizing the Cottage Court Overlay (CCO)
89 Conditional Use Permit.

90
91 The CCO allows for some flexibility in density and building form beyond what is allowed in the
92 base zoning district by right. This includes the two-family use with reduced front yard setback
93 that matches the existing building form along Water Street. The purpose of this application is to
94 seek relief from the 20-foot rear yard setback requirement to allow for 5 feet of encroachment
95 into the setback. The proposed encroachment is located at the southwest corner of the proposed
96 two-family residence. The project is scheduled for the May 26, 2026 Planning Board meeting for
97 a Conditional Use Permit.

98
99 Surrounding uses of this parcel include multifamily residential, single family residential, as well
100 as two family residential. Mr. Clements noted there is some information in the staff report related
101 to definitions for setbacks and build to dimensions. The applicant, as part of their site design,
102 completed a study of the existing front setback building pattern and placed the residence in line
103 with that.

104
105 Because this parcel is a corner lot, the side yard located at the corner of the two public right of
106 way is 10 feet greater than what is normally allowed. There is one detached utility building of
107 less than 125 square feet included in the list of structures that are exempt from the side setback
108 requirements which is located in Article 1 of the Land Development Code.

109
110 Mr. Clements stated staff is not recommending any conditions related to this application if the
111 Board chooses to grant the relief.

112
113 Having no questions for Mr. Clements, Vice-Chair Guyot requested Mr. Matt Keenan, President
114 of the Board of Directors for Monadnock Habitat for Humanity, to address the Board. Mr.
115 Keenan thanked the Board and Staff for helping to keep the project on schedule, as well as for
116 the Mayor for his efforts with this proposal and Benson Wood for their contribution to the
117 project. Mr. Keenan turned the presentation over to the consultants.

118
119 Ms. Liza Sargent, of SVE Associates, addressed the Board and referred to this site on a plan. The
120 duplex will be located in the center of the site. The shed would be dual purpose for garden
121 storage and electrical equipment for solar panels. She noted to where the encroachment would
122 be, which is five feet into the setback.

123
124 Ms. Sargent next reviewed the Criteria:

125 1. *Granting the variance would not be contrary to the public interest.*

126
127 Ms. Sargent stated this project would make the lot more conforming for the zone. Instead of
128 being a parking lot, it would be a residence in the Residential Preservation District. It would also
129 decrease the amount of overall impervious surface area from 95% to 60%.

130
131 2. *If the variance were granted, the spirit of the ordinance would be observed.*

132
133 Ms. Sargent stated that granting the variance would create a safe residence for two families
134 within the City of Keene. The vision of Habitat for Humanity is a world where everyone has a
135 decent place to live. Their quest has created safe living space for over 17 families in the City of
136 Keene and Monadnock area. For the Land Development Code, the Residential Preservation
137 District promotes moderately dense residences to return to this area of the City and to
138 neighborhoods that promote walking and bike riding. The spirit of the ordinance would be
139 observed by removing the parking lot and replacing it with a duplex.

140
141 3. *Granting the variance would do substantial justice .*

142
143 Ms. Sargent stated that the parcel in question, at the corner of Water and Grove Street, is only
144 0.11 acres. Such a small lot makes it difficult to construct a proposed residence. Granting the
145 variance would make the footprint of the duplex both aesthetically and functionally pleasing for
146 the residents in the neighborhood.

147
148 4. *If the variance were granted the values of the surrounding properties would not be*
149 *diminished.*

150
151 Ms. Sargent described that there would be a new residence instead of a vacant paved parking lot.
152 The new residence would add green space, which would be an asset to the neighborhood, helping
153 with stormwater runoff and reducing radiant heat in the summer.

154
155 5. *Unnecessary Hardship*

156 *A. Owing to special conditions of the property that distinguish it from other properties in*
157 *the area, denial of the variance would result in unnecessary hardship because – Ms.*
158 *Sargent stated the very small corner lot is limited in size and conforming to the rear*
159 *setback would greatly impact the aesthetics of the home.*

160
161 *i. No fair and substantial relationship exists between the general public purposes*
162 *of the ordinance provision and the specific application of that provision to the*
163 *property because: of the lot size and the current amount of pervious surface area.*

164 and

165 *ii. The proposed use is a reasonable one.* Ms. Sargent stated it would reduce the
166 amount of impervious surface area on the lot and provide a duplex in the
167 residential preservation district.

168
169 She went on to say because the parcel is very small in size, the property cannot reasonably be
170 used in strict conformance with the ordinance because the residents cannot fit within the average

171 building lines on Grove and Water Streets and still have enough square footage to function as
172 residences.

173
174 Mr. William Holtz, Architect with Benson Wood addressed structure design of the project next.
175 Mr. Holtz stated that as far as the structural design, the duplex is two-stories, with three
176 bedrooms in each unit. First floor would have a living room, dining room and kitchen. It is
177 designed to be a high-performance home where the walls are thicker than average and thicker
178 than minimum code requirements for energy performance, which pushes the size of the building
179 slightly larger but keeps the living area inside in compliance with the building footprint
180 requirements for the site.

181
182 The detached structure is intended for garden accessories and perhaps for future solar equipment
183 should there ever be panels put on the roof, which would address net zero or better performance
184 of the building in terms of energy efficiency.

185
186 This concluded with the applicants' comments.

187
188 Mr. Buckley clarified the structure, given its energy-efficiency design has greater width of walls
189 and in order to maintain the interior space it pushes the building line out a little further, making
190 the necessity for the setback they are requesting. Mr. Holtz answered in the affirmative and
191 added otherwise they would have to constrain the interior living space, which would create some
192 dysfunction for a three-bedroom occupancy.

193
194 Mr. Schrantz referred to the site plan and setback – he noted it appears the rear property line is
195 not parallel to the front property line and it appears to be what is causing this challenge with
196 regards to the setback. He asked whether the southwestern corner is the only location that is
197 actually encroaching on the setback. Ms. Sargent agreed it was. Mr. Schrantz asked whether it
198 was a full five feet of encroachment. Ms. Sargent stated it was.

199
200 The Vice-Chair asked for comments from the public in favor of this application,

201
202 Mr. Keith Tebo of Southwest Community Services addressed the Board and stated Southwest
203 Community Services needed relief to construct the City owned property at this location and
204 because of a variance, they were able to construct 24 units on just over 1/3 of an acre. He noted
205 they also obtained a variance to reduce the number of parking spaces because they knew what
206 they needed and just last week, of the 36 parking spaces available, only 19 were filled.
207 Mr. Tebo noted this neighborhood is an eclectic mix of various single and multifamily properties
208 of varying sizes and felt this property would fit in well.

209
210 Mr. Ken Kost of 51 Railroad Street stated he has seen many unused lots in the City. He stated he
211 was part of the Master Plan Steering Committee and was constantly advocating for housing, and
212 felt this proposal supports the Master Plan. He stated he is in support of the energy efficiency
213 being incorporated in this design, which is going to create a vision of what could be constructed
214 in Keene.

215
216 No-one spoke in opposition.

217 Mr. Ted Schrantz asked how the parking that existed on this site would be handled. Ms. Sargent
218 stated it is an existing parking lot with jersey barriers at the entry currently and no one should be
219 using it right now. Mr. Buckley added there are also no parking signs.

220
221 With no further public comment, the Vice-Chair closed the public hearing.

222
223 The Board reviewed the waiver criteria:

224
225 1. *Granting the variance would not be contrary to the public interest:*

226
227 Mr. Buckley stated it would not be contrary to the public interest.

228
229 2. *If the variance were granted, the spirit of the ordinance would be observed:*

230
231 Mr. Buckley agreed the spirit of the ordinance is being observed.

232
233 3. *Granting the variance would do substantial justice –*

234
235 Mr. Schrantz stated the ability to add housing to the downtown area is much needed and
236 substantial justice is being served.

237
238 4. *If the variance were granted, the values of the surrounding properties would not be*

239 *diminished,*

240
241 Vice-Chair Guyot stated in his mind, this is very straightforward. He stated he sees no declining
242 impact. If anything, it would tend to raise property values for the abutters in that area.

243
244 Mr. Buckley felt it would improve the off-site drainage issues and the City's infrastructure will
245 be less impacted

246
247 5. *Unnecessary hardship:*

248 *A. Owing to the special conditions of the property that distinguish it from other*
249 *properties in the area, denial of the variance would result in unnecessary hardship*
250 *because*

251
252 *ii. no fair and substantial relationship exist between the general public purpose of*
253 *the ordinance provided provisions and the specific application of that provision to*
254 *the property.*

255
256 Vice-Chair Guyot stated there are a number of special factors; size and shape of lot, the
257 encroachment is minimal and is within the lot. He added that he likes the design criteria that has
258 been developed with the offset to make it parallel and reasonable to the abutters.

259
260 Mr. Buckley stated there are clearly special conditions that affect this property that are unique to
261 its location, given its orientation to the adjacent streets and in trying to locate a building on this
262 site to ensure it fits harmoniously into the neighborhood. To make this work the variance is

263 required. Dimensions of the lot and its orientation are reasonable reasons why the Board can find
264 there are special conditions that justify finding a hardship does exist for the property.

265
266 Vice-Chair Guyot added that as was stated earlier, the energy efficiency size of the walls creates,
267 or at least contributes to, the encroachment factor.

268
269 Mr. Schrantz stated it was important to recognize that the architect and the team have tried to
270 respect the setbacks as much as possible. If the Board required them to stay out of the setback, it
271 may require them to create an angle on a wall, which then becomes very inefficient and much
272 more costly which would create a hardship on the project.

273
274 and

275 *ii. The proposed use is reasonable because:*

276
277 Vice-Chair Guyot stated that his observation is that the impervious surface change and bringing
278 in a duplex on this small lot is definitely beneficial.

279
280 Mr. Buckley stated this property is located in a densely developed residential area, many of
281 which are duplexes and multi-family units and felt it was consistent with what exists in the
282 neighborhood and therefore, would be considered a reasonable use of the property.

283
284 5.

285 *B. If they criterion subparagraph a are not established and unnecessary hardship will be*
286 *deemed to exist if and only if, owing to the special conditions of the property that*
287 *distinguish it from other properties in the area, the property cannot be reasonably used*
288 *in strict conformance with the ordinance and the variances therefore necessary to enable*
289 *a reasonable use of it.*

290
291 Vice-Chair Guyot noted this issue has already been covered. The unique shape, size etc. would
292 push it into an affirmative on criteria 5.B.1

293
294 A motion was made by Adam Burke that the Zoning Board of Adjustment approve ZBA-26-3 to
295 permit the encroachment of 5 ft into the 20 ft rear yard setback per section 3.2.2 of the zoning
296 regulations as shown on the plan titled "Setback Variance" prepared by SVE Associates at a
297 scale of 1"=10' dated March 31, 2026 and in the application and supporting materials received
298 on March 31, 2026 with no conditions.

299
300 The motion was seconded by Michael Zoll.

301
302 1. *Granting the variance would not be contrary to the public interest* – Criteria carried on a
303 unanimous roll call vote.

304
305 2. *If the variance were granted, the spirit of the ordinance would be observed* - Criteria carried
306 on a unanimous roll call vote.

307

308 3. *Granting the variance would do substantial justice* - Criteria carried on a unanimous roll call
309 vote.

310
311 4. *If the variance were granted, the values of the surrounding properties would not be*
312 *diminished* - Criteria carried on a unanimous roll call vote.

313
314 5. *Unnecessary Hardship*

315
316 *A. Owing to the special conditions of the property that distinguish it from other*
317 *properties in the area denial of the variance would result in an unnecessary hardship*
318 *because*

319
320 *i. No fair and substantial relationship exists between the general public*
321 *purpose of the ordinance provisions and the specific application of that*
322 *provision to the property* - Criteria carried on a unanimous roll call vote.

323 *ii.*
324 The proposed use is reasonable - Criteria carried on a unanimous roll call vote.

325
326 *B. If they criterion subparagraph a are not established and unnecessary hardship will be*
327 *deemed to exist if and only if, owing to the special conditions of the property that*
328 *distinguish it from other properties in the area, the property cannot be reasonably used*
329 *in strict conformance with the ordinance and the variances therefore necessary to enable*
330 *a reasonable use of it* - Criteria carried on a unanimous roll call vote.

331
332 The motion to approve carried on a unanimous roll call vote.

333
334 A motion was made by Stephen Buckley that the ZBA make a finding of fact that the orientation
335 of the lot in relation to Grove Street and Water Street dictate the necessity for the setback to be
336 granted, because this creates special conditions without which the building would have to have a
337 an angled building line which would diminish the amount of internal floor space and also as
338 indicated by the applicant, the way in which the building is achieving higher energy efficiency is
339 by building wider walls, and this pushes the building envelope out a little bit more into the set
340 back, but it creates the benefit of keeping the internal space appropriate for the proposed use and
341 also achieving higher energy efficiency, and that these are all appropriate findings of special
342 conditions that justify granting the variance.

343
344 The motion was seconded by Ted Schrantz and carried on a unanimous roll call vote.

345
346 6. **Staff Updates:**
347 **OpenGov**

348
349 Mr. Clements stated the City has adopted new permitting software, which will be used by all
350 Regulatory Boards, and all permitting. He indicated this would change the filing system slightly.
351 Staff is still in the process of figuring out how to output all application information without
352 printing a report that is difficult to decipher. Vice-Chair Guyot asked whether all applicants

353 would be required to use this new software to generate applications for ZBA. Mr. Clements
354 answered in the affirmative.

355
356 **7. New Business:**
357 **Findings of Fact**

358
359 Mr. Clements stated he heard back from the City Attorney and the Deputy City Attorney who
360 have done some research into Mr. Buckley’s suggestion and are comfortable in how the Board is
361 currently completing this process as it relates to State Statute and they don’t see an issue with
362 completing the following Findings of Fact motion. It is ultimately up to the Board how they
363 would like to do this. He felt a conversation could be conducted when the Chair returns next
364 month.

365
366 Mr. Schrantz asked how Mr. Buckley crafted his language for the Motion for Findings of Fact.
367 Mr. Buckley stated he uses salient language used during the presentation to craft the motion. He
368 felt this motion did not have to be too complicated; just simple facts. He indicated what a Court
369 would ultimately look for are things that are critical to a specific application. He noted RSA
370 676:3 outlines this issue.

371
372 Vice-Chair Guyot stated when the Board has voted in favor of the five criteria, this means that
373 the applicant has succeeded but the findings of fact are almost like the executive summary of
374 what was just deliberated and how a decision was made.

375
376 Mr. Schrantz clarified once the Board has voted on the five criteria the application has been
377 approved and asked where the Findings of Fact fall in the application process.

378
379 Mr. Buckley referred to RSA 676:3 “*The decision shall include specific written findings of fact*
380 *that support the decision. Failure of the Board to make specific written Findings of Facts*
381 *supporting a disapproval shall be grounds for automatic reversal.*” He explained that the real
382 jeopardy is when the Board disapproves an application. The applicant has a right to know why
383 the Board did not vote in favor and could at that point ask for a rehearing or it is a foundation for
384 a further appeal. If the application is denied and the applicant is told why, they might come back
385 with a different application and address those concerns; you are telling them what they need to
386 fix. He continued that consistency in process is critical.

387
388 Mr. Burke asked whether it was better to address the Findings of Fact when the Board reviews
389 the five criteria. Mr. Buckley stated it can be done in that manner, and he has seen Boards take
390 that approach but felt that method can be more complicated because you can’t really have a
391 summary of the key facts at the end. Vice-Chair Guyot stated he likes the executive summary
392 approach.

393
394 Mr. Clements stated the Courts look at the entire record of the application. They go into the
395 minutes to see how the Board addressed this application and hence, having very clear distinct
396 decisions and rationale easily read by the Courts, helps uphold the decision of the Zoning Board.
397 With the chance of appeal, a strong approval is just as important as a strong denial; it protects the
398 decision and it protects the applicant.

399 Mr. Buckley stated the Courts don't like to review minutes; they want to see a clear notice of
400 decision signed by the Chair or staff.

401

402 Office of Planning & Zoning Spring 2026 Conference May 9, 2026

403

404 Mr. Clements stated the live option to attend this conference is not available anymore. However,
405 they were recorded and are available on their website.

406

407 **8. Adjournment:**

408

409 There being no further business, Vice Chair Guyot adjourned the meeting at 7:41 PM.

410

411 Respectfully submitted by,
412 Krishen Pahl, Minute Taker

413

414 Reviewed and edited by,
415 Corinne Chaisson, Board Clerk

STAFF REPORT

ZBA-26-5 – USE VARIANCE – STUDENT TRANSPORT OPERATIONS CENTER – 59 OPTICAL AVE

Request:

Petitioner, JP Irving, LLC, of Concord, NH., requests a Variance, for property located at 59 Optical Ave., Tax Map # 241-006-000-000 and is in the Industrial Park District. The Petitioner is requesting a Variance to permit a space for dispatch, office, bus storage and routine maintenance where this use is not permitted, per Article 6.3.5 of the Zoning Regulations.

Background:

The subject parcel is an existing ~5.5 ac. lot located on the southern side of Optical Ave with NH 101 to the south and Marlboro St. to the east. The site contains an existing ~53,000 sq ft, two story mixed use, multi-tenant manufacturing, office, and warehouse facility. The building was constructed in 1974. The site contains a paved parking area that wraps around the building with ~ 106 parking spaces. There are three site access points located along the ~210 ft of frontage on Optical Ave.



Fig 1: Aerial of 59 Optical Ave outlined in yellow.

The building is broken up into ~16,000 sq ft of office space and ~37,000 sq ft of manufacturing space. The owner's intent for the property is to create individual tenant spaces that provide office and manufacturing space for users appropriate for the zoning district. At this time the owner is anticipating 5-7 tenant spaces for the property.

The purpose of this application is to seek a Variance to permit the Student Transportation of America (STA) operations center to be located on the property. The proposed use is a unique mix of Office, Outdoor Storage, Transportation, and Vehicle Repair that does not fit into the limited uses permitted in the Industrial Park zoning district. The use is proposed to be located on the eastern portion of the property, near a residential neighborhood along Marlboro St. An existing undeveloped parcel provides ~70 ft of separation between the subject parcel and the neighborhood. The Board may wish to discuss with the applicant the potential noise, vibration, and odor impacts to the adjacent neighborhood of 25 school buses preparing for operation.

STAFF REPORT

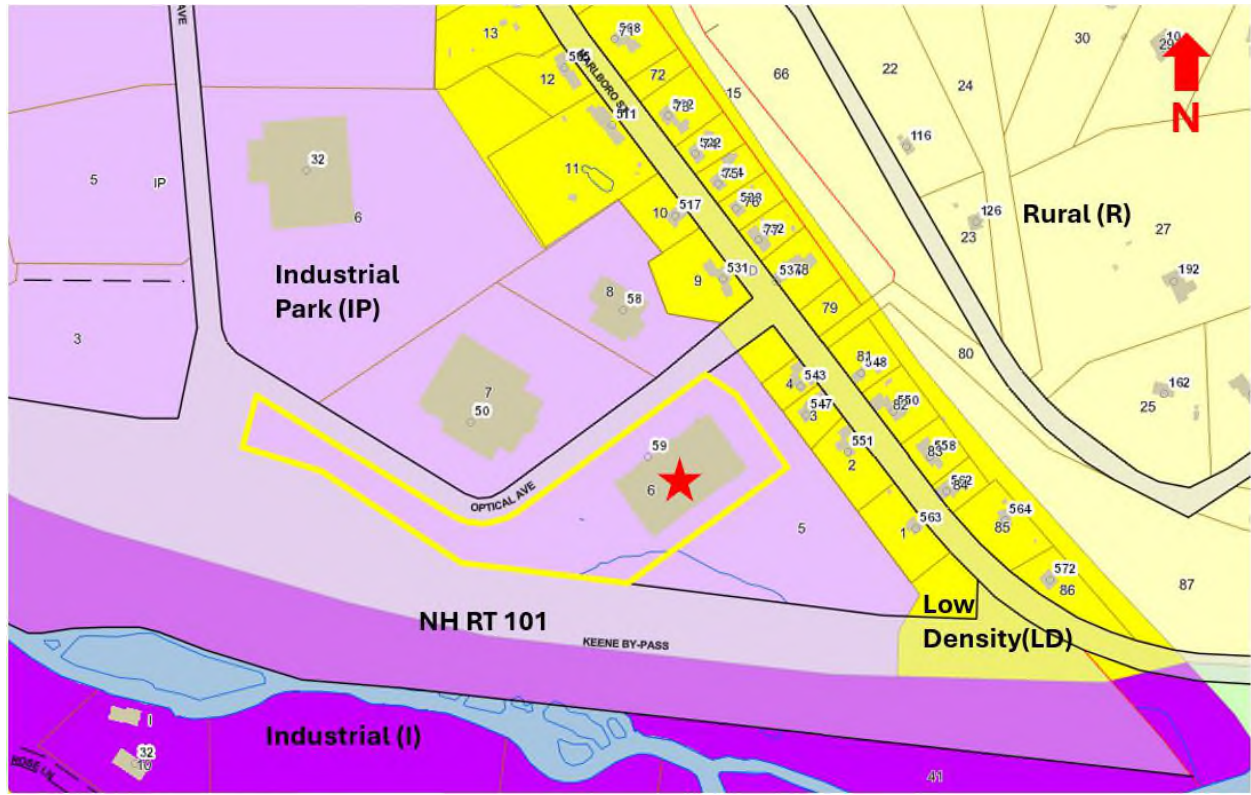


Fig 2: 59 Optical Ave outlined in yellow with surrounding zoning districts.

Surrounding Uses:

North: Industrial Light

South: NH Route 101

East: Single-family Residential

West: Industrial Light, Undeveloped

Application Analysis: The following is a review of the relevant sections of the Zoning Ordinance and how they impact the subject property:

6.3 Industrial Park – The Industrial Park (IP) District is intended to provide for relatively low-intensity manufacturing and research and development firms that are employee intensive, clean in nature, and promote an attractive industrial park environment. Service operations and sales activities are excluded from this district, except for minor sales that may be accessory to the primary use. All uses in this district shall have city water and sewer service.

STAFF REPORT

6.3.5 Permitted Uses

COMMERCIAL USES		SECTION
Office	SE	8.3.2.V
Research and Development	P	8.3.2.AA
INSTITUTIONAL USES		SECTION
Day Care Center	P	8.3.3.C
INDUSTRIAL USES		SECTION
Data Center	P	8.3.5.C
Industrial, Light	P	8.3.5.E
OPEN SPACE USES		SECTION
Conservation Area	P	8.3.6.C
INFRASTRUCTURE USES		SECTION
Solar Energy System (Small-Scale)	P ¹	8.3.7.A
Solar Energy System (Medium-Scale)	CUP	8.3.7.B
Solar Energy System (Large-Scale)	CUP	8.3.7.C
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted
P¹ = Permitted with limitations per Article 8.
SE = Permitted by Special Exception
CUP = Permitted by Conditional Use Permit

8.3.2.W Office – Defined. An establishment that engages in the processing, manipulation, or application of business information or professional expertise, which may or may not offer services to the public. An office is not materially involved in the fabricating, assembling, warehousing or on-site sales of physical products for the retail or wholesale market, nor engaged in the repair of products.

8.3.2.AM Vehicle Repair Facility – Minor – Defined. A facility that offers minor repairs and services to passenger vehicles, light and medium trucks, and other consumer motor vehicles (e.g. motorcycles). Minor vehicle services or repairs may include, but are not limited to: lubrication services; minor scratch and repair; glass repair or replacement; replacement of systems for cooling, electrical, fuel and exhaust; brake adjustments; tire replacements; and, wheel servicing, alignment, and balancing. Minor repair work does not include replacement of engines or transmissions, or major body work.

Use Standards:

- All making of repairs, except emergency repairs, shall be conducted entirely within a building sufficiently insulated to confine noise, flashing, fumes and odors to the premises.
- Buildings and all accessory structures shall not be closer than 20-ft to the side and rear lot lines.
- No display of merchandise or outside storage of vehicles, vehicle parts or equipment shall be permitted within the required front and side yard setbacks.
- The retail sales of motor vehicles to the general public on site is limited to 4 vehicles in any consecutive 12-month period.

STAFF REPORT

8.3.5.F Outdoor Storage Yard – Defined. The storage of equipment, vehicles, machinery, or materials as the principal use of land.

9.4.4 Parking Lot Screening – Perimeter Landscape Area - If an on-site parking lot is visible from the public right-of-way and/or is located adjacent to a residential zoning district, a perimeter landscape area shall be established along the full length of the edge(s) of the parking lot that is adjacent to the public right(s)-of-way and to parcels located in a residential zoning district, with the exception of areas designed for pedestrian and vehicular access into the parking lot. This perimeter parking lot landscape area shall be improved as follows.

1. The perimeter parking lot landscape area shall be at least 8-ft in depth, measured from the edge of the parking area.
2. A minimum of 1 shade tree shall be provided for every 30-lf of perimeter parking lot landscape area.
 - a. Ornamental trees may be substituted for shade trees at a 2:1 ratio.
 - b. Trees may be spaced linearly on center, or grouped to complement an overall design concept.
3. One evergreen shrub shall be planted for every 3-lf of perimeter area length. Shrubs may be varied in placement, rather than linearly spaced, but the total number of shrubs planted must equal 1 shrub per 3-lf. Shrubs must be at least 3-ft in height at maturity, and have a minimum spread of 2-ft. Shrubs are not required to be planted within 4-ft of a tree.
4. The remainder of the perimeter parking lot landscape area shall be landscaped and designed as one or more of the following installations.
 - a. 60% of the area outside of the required shrub cover massing (measured at maturity) shall be planted with a combination of perennials, ornamental grasses, and/or groundcover plants. The remaining areas shall be mulch, or another permeable landscape surface.
 - b. A solid fence or wall constructed from wood, brick, or masonry (shall not be concrete block) that is a minimum of 4-ft to a maximum of 6-ft in height, located at the furthest point of the landscape area from the public right-of-way. Any portion of the fence or wall that exceeds 4-ft shall be semitransparent or transparent.
 - i. Up to 30% of the total length of such wall may be designed as a seating wall. The minimum wall height does not apply to seating areas included in the wall.
5. If the area of the parking lot abutting a residential zoning district is an existing woodland, a 25-ft woodland buffer may be left in lieu of a perimeter landscape area.
6. The Planning Board may approve an alternative design for screening of parking lots from public rights-of-way as part of a site plan review, if they determine the proposed design generally meets the intent of this Article.

STAFF REPORT

Suggested Conditions and Draft Motion:

If inclined to approve this request, the Board may wish to consider reasonable conditions such as:

1. The parking area for the buses shall be adequately screened from the public right-of-way and all abutting properties in accordance with the perimeter landscaping requirements of section 9.4 of the Land Development Code.
2. All vehicle maintenance besides washing shall be conducted indoors.
3. Vehicle idling shall not be permitted before 7am.
4. No more than ten (10) vehicles shall idle at a time.
5. Prior to occupancy, the tenant/owner shall meet with Public Works and the Industrial Pre-Treatment Coordinator to identify any required upgrades for wastewater handling necessitated by the use.
6. A Spill Prevention & Mitigation Plan shall be submitted for review and approval by the Community Development Department.
7. All required building, fire, and operational permits shall be obtained.
8. Any additional noise and vibration mitigation the Board deems appropriate.

“Approve ZBA-26-5 to permit a transportation operations center use per section 6.3.5 of the zoning regulations as shown in the application and supporting materials received on May 5, 2026 with the following conditions.”



5/5/2026

City of Keene, Community Development Department
3 Washington St., Keene, NH 03431
Attn: Evan Clements, Community Development Department

Re: 59 Optical Ave – Variance Request to Accommodate Student Transportation of America

Mr. Clements,

HG Johnson Real Estate, on behalf of the property owner JP Irving LLC, submit the following information to aid in the review of a variance request which would allow Student Transportation of America (STA) to locate its operations center to a portion of the 59 Optical Ave site/building, which is in the Industrial Park (IP) zoning district. Transportation company operation center is not currently defined or considered in Keene’s land development code, which prompted this request.

No substantial changes to the exterior of the building are anticipated as part of STA’s tenancy. STA will be utilizing approximately 20% of the building and a portion of the rear parking lot. Overall, we feel STA will be low impact tenant generating activity that is consistent with historic uses of the property. Please reach out to me with any questions or concerns. Thank you.

Best regards,

A handwritten signature in black ink, appearing to read "George Hansel", written over a horizontal line.

George Hansel, HG Johnson Real Estate

Submitted on behalf of:

Authentisign

A handwritten signature in black ink, appearing to read "Ben Kelley", written over a horizontal line.

05/05/26

Ben Kelley/JP Irving LLC, Property Owner

Attachments:

- 1) Variance Application
- 2) Plan Set
- 3) Abutter’s List and Mailing Labels

City of Keene, NH

Zoning Board of Adjustment Variance Application



For Office Use Only:

Case No. _____
Date Filled _____
Rec'd By _____
Page _____ of _____
Rev'd by _____

If you have questions on how to complete this form, please call: (603) 352-5440 or
email: communitydevelopment@keeneh.gov

SECTION 1: CONTACT INFORMATION

I hereby certify that I am the owner, applicant, or the authorized agent of the owner of the property upon which this appeal is sought and that all information provided by me is true under penalty of law. If applicant or authorized agent, a signed notification from the property owner is required.

OWNER / APPLICANT

NAME/COMPANY: JP Irving, LLC

MAILING ADDRESS: PO Box 1374 Concord, NH 03302

PHONE:

EMAIL: [REDACTED]

SIGNATURE: *Ben Kelley* 05/05/26

PRINTED NAME: Ben Kelley

APPLICANT (if different than Owner/Applicant)

NAME/COMPANY: Same

MAILING ADDRESS:

PHONE:

EMAIL:

SIGNATURE:

PRINTED NAME:

AUTHORIZED AGENT (if different than Owner/Applicant)

NAME/COMPANY: George Hansel/HG Johnson Real Estate

MAILING ADDRESS: 17 Elm Street, Keene, NH 03431

PHONE: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: *George Hansel* 05/05/26

PRINTED NAME: George Hansel

SECTION 2: PROPERTY INFORMATION

Property Address: **59 Optical Ave., Keene, NH 03431**

Tax Map Parcel Number: **241 006 000 000 000**

Zoning District **Industrial Park (IP)**

Lot Dimensions: Front: **1282.31** Rear: **478.52** Side: **1138.87** Side: **300**

Lot Area: Acres: **5.55** Square Feet: **241758**

% of Lot Covered by Structures (buildings, garages, pools, decks, etc): Existing: **53280** Proposed: **53280**

% of Impervious Coverage (structures plus driveways and/or parking areas, etc): Existing: **47** Proposed: **47**

Present Use: **commercial/industrial (multi-tenant)**

Proposed Use: **commercial/industrial (multi-tenant)**

SECTION 3: WRITTEN NARRATIVE

Article 26.5.4.A.: Describe the property location, owner of the subject property, and explain the purpose and effect of, and justification for, the proposed variance.

The subject property is located at 59 Optical Avenue on 5.5 acres of land located in the Industrial Park (IP) zoning district. The owner of the property is JP Irving LLC. There is a 53,280 square foot metal building consisting of approximately 16,320 square feet of office and 36,960 square feet of manufacturing space on the property that was formerly occupied by The Mountain Corporation. Over the last 12 months, the current owner has been working to reposition the property as a mixed tenant industrial/office space. This vision would divide up the floor plan into approximately 5-7 individual tenant spaces with a shared loading dock, restrooms, and common area. This layout will support a variety of light industrial, manufacturing, and office tenants with each occupying sections of the existing building between 400-12,000 square feet.

If approved, this variance would allow Student Transportation of America (STA) to occupy +/- 11,185 square feet of space in the existing building for STA's office and dispatch center. STA will also be using the space for routine maintenance of their buses and storage of their equipment when not in use. STA's occupancy will represent approximately 20% of the total building footprint. No exterior changes to the site are anticipated as part of STA's occupancy.

SECTION 4: APPLICATION CRITERIA

A Variance is requested from Article (s) 6.3.5 of the Zoning Regulations to permit:

A portion of a building and lot in the Industrial Park (IP) Zoning District to be used as a student transportation company's base of operations.

Briefly describe your responses to each criteria, using additional sheets if necessary:

1. Granting the variance would not be contrary to the public interest because:

Granting the variance would not be contrary to the public interest because the proposed use will not alter the essential character of the site or create any threat to public health, safety, or welfare. STA's occupancy will not require any exterior modifications to the existing site or building. The only operational change involves the off-hours storage of approximately twenty-five (25) buses, which will be located at the rear of the property and screened from public view to the extent practicable (see attached site plan). Another operational change will involve a slight increase in vehicle trips to/from the site that will fall far below the threshold expected to result in significant impacts to the adjacent roadway system. In addition, STA will utilize approximately twenty percent (20%) of the existing building area, resulting in relatively low-intensity use of the site. The limited scope of occupancy, combined with the absence of structural changes and the contained nature of vehicle storage, ensures that there will be no material increase in traffic congestion, noise, or other impacts that could adversely affect the surrounding area. Consistent with New Hampshire Supreme Court guidance, a proposal is contrary to public interest only if it interferes with public health, safety, or welfare. Here, the proposed use is modest, well-contained, and compatible with the existing property, and therefore does not rise to that level.

2. If the variance were granted, the spirit of the ordinance would be observed because:

Granting this variance request would observe the spirit of the ordinance because STA's proposed use: as a dispatch center, office, light repair facility was not anticipated or defined in Keene's Land Development Code; However, the intensity of their planned activities is consistent with several uses that are allowed in the Industrial Park Zoning District, namely light industrial and office. Seeing as the proposed use is not wholly dissimilar to those allowed in the district, the spirit of the ordinance will have been observed by granting this request.

3. Granting the variance would do substantial justice because:

Granting this variance request would do substantial justice because it will allow STA to relocate their base of operations to a part of the city that gives them expedient access to the many routes in their service area. Denial of the variance would serve no practical or meaningful benefit to the public, as the proposed use is low-impact, confined in scope, and will not adversely affect surrounding properties or municipal services. Accordingly, granting this variance achieves a fair and equitable balance between private property rights and the public interest.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

If the variance were granted, the values of the surrounding properties would not be diminished because the proposed use is low-impact, largely internal to the existing structure, and will not alter the visual character of the area. No exterior modifications to the building are proposed, and the limited bus storage will be located to the rear of the property, minimizing visibility from neighboring properties and public ways.

Additionally, STA will occupy only a small portion of the building, resulting in minimal changes to traffic patterns, noise levels, and overall site activity. The use is consistent with the scale and function of the existing property and will be managed in a manner that avoids nuisance conditions. As such, the proposal will not negatively affect the desirability or marketability of nearby properties, and therefore will not diminish surrounding property values.

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because the site is uniquely suited for this use due to its size, existing building configuration, and ability to accommodate vehicle storage to the rear without impacting surrounding properties. The property is also located within close proximity to Route 101, allowing easy access to various parts of the city via major roadways. These characteristics are not commonly found in other properties in the area.

The existing structure and site layout make it particularly well-suited for a low-intensity transportation-related use, while many permitted uses would require more extensive site/building modifications and could generate greater impacts. Denial of the variance would therefore prevent a reasonable and appropriate use of a property that is otherwise compatible with its physical characteristics and surroundings. As a result, the hardship arises from the unique attributes of the property itself, rather than from any action of the petitioner.

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and its specific application to this property because the intent of the ordinance—to protect public health, safety, welfare, and neighborhood character—is not furthered by prohibiting this particular use at this location. The proposed use is low-impact, largely contained within the existing structure, and involves only limited, screened vehicle storage at the rear of the site. It will not alter the exterior character of the property or create adverse effects related to traffic, noise, or safety.

Given the property's size, layout, and existing improvements, it is uniquely capable of accommodating this use without undermining the ordinance's objectives. Applying the ordinance strictly in this instance does not advance its stated purposes but instead prevents a reasonable and compatible use of the property. Accordingly, the restriction, as applied here, lacks a fair and substantial relationship to the ordinance's underlying goals.

and

ii. The proposed use is a reasonable one because:

The proposed use is reasonable because the property possesses characteristics that make it particularly well suited for an operations center for a student transportation company. The site was previously occupied by The Mountain Corporation, a manufacturing use that included equipment maintenance and storage as part of its regular operations. As a result, there is an established history of activity on the property that is similar in scale and function to what is now proposed.

In addition, the proposed use is consistent in intensity and operational characteristics with other uses permitted within the Industrial Park Zoning District. While a student transportation company's base of operations is not specifically enumerated in the Land Development Code, it is not expressly prohibited and is functionally similar to allowed industrial and service-oriented uses. The proposed use will utilize only a portion of the existing building and will not require exterior alterations, further reinforcing its compatibility with the site and surrounding area.

Accordingly, the proposal represents a reasonable and appropriate use of the property given its history, physical characteristics, and the nature of uses permitted within the district.

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

If the criteria in subparagraph (A) are not established, an unnecessary hardship is nonetheless present because, owing to the existing special conditions of the property, it cannot be reasonably used in strict conformance with the ordinance. The property's size, existing building configuration in this section of the building, and site layout—including its capacity to accommodate vehicle storage to the rear—make it uniquely suited for a low-intensity operations use such as that proposed. These same characteristics limit the feasibility of many permitted uses, which may require more extensive interior reconfiguration, exterior modification, or different site conditions. As a result, strict application of the ordinance would preclude a reasonable and economically viable use of the property, leaving it underutilized relative to its capabilities. The proposed use, by contrast, aligns with the property's physical attributes, requires minimal modification, and remains low-impact in nature. Therefore, a variance is necessary to enable a reasonable use of the property that is consistent with its unique characteristics while maintaining compatibility with the surrounding area.

City of Keene, NH

Community Development Department Certified Notice List



If you have questions about how to complete an application, please call: (603) 352-5440 or email: communitydevelopment@keenenh.gov

Per Article 26.2.4 of the Land Development Code (LDC) and in accordance with state law, certain Zoning Board of Adjustment (ZBA), Planning Board, and Historic District Commission (HDC) applications require mailed notice.

The lists below outline the information that needs to be included on a notice list and mailing labels for applications submitted to the Community Development Department.

Instructions for creating a notice list for Planning Board and Zoning Board of Adjustment applications can be found on the [City of Keene's YouTube channel](#).

The following parties are required to be noticed as part of the application process:

- Property owner
- Project applicant
- Authorized agent (if applicable)
- All direct property abutters (including those across water bodies and roads), as well as all properties within 200-ft of the subject parcel
- Every engineer, architect, land surveyor, or soil scientist whose professional seal appears on any plan
- Holders of conservation, preservation, or agricultural preservation restrictions on the property

**Note: Only direct abutters must be noticed as part of HDC applications.*

For these applications, the following items must be submitted:

- A list of all persons entitled to notice
- 2 sets of mailing labels
- Notice certification form
- Mailing fee (current USPS certificate of mail rate* x number of abutters)

**Please call the Community Development Department for the current certificate of mail rate.*

The notice list shall include the following information:

- Property owner's name
- Property owner's mailing address
- Property owner's street address,
- The tax map parcel (TMP) number(s) (15-digit number)

The mailing labels shall include the following information:

- Property owner's name
- Property owner's mailing address
- The tax map parcel (TMP) number(s)

The City of Keene's [GIS Database](https://next.axisgis.com/KeeneNH/#) (<https://next.axisgis.com/KeeneNH/#>) can be used to generate an abutters list and mailing labels.

PLEASE MAKE SURE THAT ALL PARTIES INCLUDED ON THE NOTICE LIST ARE ALSO INCLUDED ON THE MAILING LABELS.

CERTIFICATION OF ACCURACY

By signing below, you are certifying that the submitted notice list is accurate and true to the best of your ability and that per **Article 26.2.4.A.3** of the LDC, the notice list is **current to within 10 days of the application submittal**.

George Hansel/HG Johnson RE

5/5/2026

Print Name

Date

Signature

SUBMITTAL REQUIREMENTS

A complete application must include the following items and submitted by one of the options below:

- **Email:** communitydevelopment@keenenh.gov, with **“ZBA APPLICATION”** in the subject line
- **Mail / Hand Deliver:** Community Development (4th Floor), Keene City Hall, 3 Washington St, Keene, NH 03431

The submittal requirements for a Variance application are outlined further in **Article 26.5** of the [Land Development Code](#).

<input checked="" type="checkbox"/> SECTION THREE - WRITTEN NARRATIVE: <i>Briefly describe the property location, and explain the purpose and effect of, and justification for, the proposed variance.</i>	<input checked="" type="checkbox"/> SECTION FOUR - APPLICATION CRITERIA: <i>Briefly respond to each criteria to provide a clear description of the proposed project.</i>
<input checked="" type="checkbox"/> CERTIFIED ABUTTERS LIST: <i>A complete list of abutters within 200 feet of the subject parcel. See the attached Notice List Instruction Sheets for details.</i>	<input checked="" type="checkbox"/> SITE PLAN: <i>The plan should show the locations and dimensions of all structures and open spaces on the lot in question and on the adjacent lots. Plans do not need to be professionally drawn.</i>
<input checked="" type="checkbox"/> APPLICABLE FEES: <i>(checks made payable to City of Keene, credit cards accepted via phone or in person)</i> Application Fee: \$250.00 Legal Ad Fee: \$ 62.00 Certificate of Mail Fee: # of abutters x certificate of mail rate = <i>(the Certificate of Mail Fee will be calculated by the Zoning Clerk upon submittal)</i>	

RECORD DESCRIPTION

IN THE CITY OF KEENE, COUNTY OF CHESHIRE, STATE OF NEW HAMPSHIRE, DESCRIBED AS FOLLOWS:

TRACTS OR PARCELS OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON, SITUATED IN THE TOWN OF MARLBOROUGH, COUNTY OF CHESHIRE AND STATE OF NEW HAMPSHIRE, BEING LOT 1 (5.55 ACRES (4.38 ACRES +/-), SHOWN ON PLAN ENTITLED "TWO LOT SUBDIVISION OF KEENE TAX MAP PARCEL #806-22-32, KEENE, NEW HAMPSHIRE, PREPARED FOR M P B CORPORATION" DATED JUNE 27, 1996, BY CLOUGH, HARBOUR & ASSOCIATES, LLP, RECORDED WITH CHESHIRE COUNTY REGISTRY OF DEEDS AS CAB. 12 DR. 2 #022. SEE SAID PLAN FOR A MORE PARTICULARLY LEGAL DESCRIPTION.

TRAY OVER LAND NOW OR FORMERLY OF AMOS P. SPALLING ADJOINING SAID PREMISES FROM A POINT NEAR THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF ONE CRAIG TO THE STREET AS HAS BEEN DONE.

RECORDED "KEENE REGIONAL INDUSTRIAL, INC." RECORDED IN PLAN BOOK 21, PAGE 54 AND PLAN ENTITLED "MAP 906, SECTION 22, LOT 32, BOUNDARY SURVEY MPB CORPORATION, 59 OPTICAL AVENUE, KEENE, NH" BY ERIC M. MORAN, DATED JANUARY 5, 1995, RECORDED IN CABINET 11, DR. 9-205 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS.

THESE PREMISES IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE RIGHTS OF THE STATE OF NEW HAMPSHIRE AS SHOWN IN VOL. 704, PAGE 578 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS.

2. IN DEVELOPING SAID PARCELS IN WHOLE OR IN PART FOR USES OTHER THAN INDUSTRIAL USES, THE GRANTEE, OR ITS SUCCESSORS, OR ASSIGNS, SHALL HAVE OBTAINED WRITTEN APPROVAL OF AN AUTHORIZED AGENT OF THE DEPARTMENT AUTHORITY OF THE STATE OF NEW HAMPSHIRE FOR SUCH NONINDUSTRIAL DEVELOPMENT.

3. BEING 20 FEET IN WIDTH FROM PUCOMO PRECISION PRODUCTS, INC. TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TELEPHONE AND TELEGRAPH, DATED MAY 17, 1974, RECORDED IN VOL. 884, PAGE 474 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS.

4. AS TO OTHERS, IF ANY, TO ENFORCE A RESTRICTIONS ON THE USE OF THE PREMISES AS SET FORTH IN VOL. 1504, PAGE 474.

5. EASEMENTS FROM MPB CORPORATION AS GRANTED TO THE CITY OF KEENE BY DEED DATED DECEMBER 8, 1996, AS RECORDED IN VOL. 1635, PAGE 102 OF THE CHESHIRE COUNTY REGISTRY OF DEEDS.

6. THE POLICY NUMBER HEREON IS THE SAME AS THAT DESCRIBED IN TITLE COMMITMENT NO. MCS-778743-DC72 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF FEBRUARY 17, 2016 AT 7:30 A.M.

MISCELLANEOUS NOTES

ALL PLAN, BOOK AND PAGE REFERENCES ARE TO THE CHESHIRE COUNTY REGISTRY OF DEEDS.

FOR SURVEYED PARCEL:

1. FOR KEENE REGIONAL INDUSTRIAL FOUNDATION, INC., DATED JANUARY 5, 1995, BY FRANK A. GLINE, JR., RECORDED IN PB 21, PG 54.

2. FOR MAP 906 BLOCK 22 LOT 32 & LOT 31.01 PREPARED FOR M P B CORPORATION .. PREPARED FOR MACMILLAN COMPANY, DATED JUNE 27, 1996, BY T.F. MORAN, INC., RECORDED IN CAB. 11, DWR. 9, #205.

3. FOR TWO LOT SUBDIVISION OF KEENE TAX MAP PARCEL #806-22-32 PREPARED FOR M P B CORPORATION, DATED JUNE 27, 1996, RECORDED IN CAB. 12, DWR. 2, #22.

4. FOR MAP 906 BLOCK 22 LOT 32 & LOT 31.01

5. ALL DIMENSIONS AND AREAS ARE BASED ON THE PLAN IN NOTE 2(h) ABOVE.



5. ROAD INFORMATION: PER PLANS REFERENCED IN NOTE 2.



6. AREA INFORMATION: PARCEL 1: 241,536 S.F. 5.55 AC.
PARCEL 2: 190,884 S.F. 4.38 AC.



7. NOTES ON ALTA PLAN STANDARDS:
a) NO RECORDS OF CONSTRUCTION ON GROUNDS OR BUILDING ARE EVIDENT.
b) THERE IS NO OBSERVABLE EVIDENCE THAT THE SITE HAS BEEN USED AS A SOLID WASTE DUMP.
c) NO PLANNED CHANGES TO STREET RIGHT-OF-WAY LINES ARE KNOWN TO THE PREPARER.
d) NO EVIDENT CEMETERIES, GRAVESITES, OR BURIAL GROUNDS ON SITE.



8. PARKING: 115 REGULAR SPACES AND 1 HANDICAP SPACE



9. THE PROPERTY HAS DIRECT ACCESS TO OPTICAL AVENUE



10. ADDRESS OF PROPERTY: 59 OPTICAL AVENUE, KEENE, NH PER RECORD DOCUMENTS PROVIDED.

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Parcel Number	Property Address	Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
		George Hansel, HG Johnson Real Estate	17 Elm Street, Suite B202		Keene	NH	3431
113-003-000	0 OPTICAL AVE.	HL REALTY HOLDINGS LLC	C/O 1911 OFFICE	PO BOX 323	KEENE	NH	03431
113-006-000	32 OPTICAL AVE.	SAMSON ASSOCIATES LLC	32 OPTICAL AVE.		KEENE	NH	03431-4319
120-010-000	32 ROSE LN.	SC PRO PROPERTIES LLC	PO BOX 364		KEENE	NH	03431
120-011-000	36 ROSE LN.	BROX STEPHEN M REV INDENTURE OF TRUST	1 TECH DR #310		ANDOVER	MA	01810
241-002-000	551 MARLBORO ST.	LAINE KENNETH A.	551 MARLBORO ST.		KEENE	NH	03431-4023
241-003-000	547 MARLBORO ST.	BACH-BISHOP ALISON M	97 PINE CLIFF RD		ALSTEAD	NH	03602-3813
241-004-000	543 MARLBORO ST.	CLARK DUSTIN RICHARD	543 MARLBORO ST.		KEENE	NH	03431
241-005-000	0 OPTICAL AVE.	JP IRVING LLC	PO BOX 1374		CONCORD	NH	03302
241-007-000	50 OPTICAL AVE.	50 OPTICAL AVENUE LLC	C/O LISA CARLSON	1 KENNER CT	RIVERDALE	NJ	07457
241-008-000	58 OPTICAL AVE.	RJ HALL COMPANY	21 SUNSET TERR.		KEENE	NH	03431
241-009-000	531 MARLBORO ST.	HAYNES, THOMAS P.	531 MARLBORO ST.		KEENE	NH	03431
248-042-000	0off ROSE LN.	STATE OF NH	C/O DEPT OF TRANSPORTATION	PO BOX 483	CONCORD	NH	03302-0483

Parcel Number: 241-007-000-000-000
50 OPTICAL AVENUE LLC
C/O LISA CARLSON
1 KENNER CT
RIVERDALE, NJ 07457

Parcel Number: 120-010-000-000-000
SC PRO PROPERTIES LLC
PO BOX 364
KEENE, NH 03431

Parcel Number: 241-003-000-000-000
BACH-BISHOP ALISON M
97 PINE CLIFF RD
ALSTEAD, NH 03602-3813

Parcel Number: 248-042-000-000-000
STATE OF NH
C/O DEPT OF TRANSPORTATION
PO BOX 483
CONCORD, NH 03302-0483

Parcel Number: 120-011-000-000-000
BROX STEPHEN M REV INDENT
1 TECH DR #310
ANDOVER, MA 01810

George Hansel
HG Johnson Real Estate
17 Elm Street
Keene, NH 03431

Parcel Number: 241-004-000-000-000
CLARK DUSTIN RICHARD
543 MARLBORO ST.
KEENE, NH 03431

Parcel Number: 241-009-000-000-000
HAYNES, THOMAS P.
531 MARLBORO ST.
KEENE, NH 03431

Parcel Number: 113-003-000-000-000
HL REALTY HOLDINGS LLC
C/O 1911 OFFICE
PO BOX 323
KEENE, NH 03431

Parcel Number: 241-005-000-000-000
JP IRVING LLC
PO BOX 1374
CONCORD, NH 03302

Parcel Number: 241-002-000-000-000
LAINE KENNETH A.
551 MARLBORO ST.
KEENE, NH 03431-4023

Parcel Number: 241-008-000-000-000
RJ HALL COMPANY
21 SUNSET TERR.
KEENE, NH 03431

Parcel Number: 113-006-000-000-000
SAMSON ASSOCIATES LLC
32 OPTICAL AVE.
KEENE, NH 03431-4319