



Date of Decision: May 4, 2026

Ms. Abril Martinez-Arraya
Kimley-Horn Associates, Inc.
1 N Lexington Ave, Suite 505
White Plains, NY 10601
Abril.arraya@kimley-horn.com

RE: SPR-927, Modification #2B – Target Drive-Up Expansion – 46 Ash Brook Rd #5

Dear Ms. Martinez-Arraya,

We are in receipt of your request for administrative review for property located at 46 Ash Brook Rd #5 (TMP# 109-027-000-001-005), owned by the Target Corporation. The request is to modify the existing drive-up parking area to the south of the building as follows:

1. Restripe the spaces in this area to increase the number of parking stalls from 8 to 12.
2. Install new signage, drive up beacons, painted pavement markings, and a new curb ramp adjacent to this area.
3. Install a new 20' tall pole light fixture with a color temperature less than 3,500K and a color rendering index greater than 70.

All as presented in the plan set identified as "Target; Drive Up Expansion; T-2120 Keene; 46 Ash Brook Rd; Keene, NH 03431" prepared by Kimley-Horn Associates, Inc. at varying scales on April 13, 2026, and in the application and supporting materials submitted to the Community Development Department on March 6, 2026.

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 A. Fortson, AICP
Planner

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

***IMPORTANT:** Beware of wire fraud scams, where scammers impersonate City officials to trick applicants into wiring money for fake fees. These scammers often use official names and logos to request immediate payment for approved applications. In some cases, scammers send fake invoices and request that funds be wired. **The City of Keene never requests wire transfers.** Always verify, in person at City Hall or by phone at (603) 352-5440, if you receive a request for payment.